

**DELEGATED**

**AGENDA NO**

**PLANNING COMMITTEE**

**DATE 8th FEBRUARY 2012**

**REPORT OF CORPORATE DIRECTOR,  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES**

**11/2971/FUL**

**Talbot Street, Portrack and Tilery, Stockton-On-Tees**

**Erection of two and three storey academy building on the former Tilery Sports Centre site. Development to include 1,050 place academy building with integrated myplace community facility with associated external spaces.**

**Expiry Date: 28 February 2012**

#### **SUMMARY**

This application seeks full planning permission for a new academy for 1,050 pupils aged 11-18, with new sports facilities and an all weather 11-a-side flood lit pitch and a Youth Centre (Myplace) to support the wider learning community and targeted at 14-19 year olds on the former Tilery Sports Centre Site off Norton Road and Talbot Street (see Appendix 1 – Site Location Plan).

The North Shore Health Academy (NSHA) is being delivered through the Academies Framework, a national government programme that seeks to replace or construct new schools that have elected to become academies throughout England. Stockton Borough Council has formed a partnership with Redcar and Cleveland Council for the delivery of three academies, NSHA, Thornaby Academy and Freebrough Academy in Redcar.

NSHA was formed in 2010 with the merger of two former schools, Blakeston and Norton.

Community consultation through a public exhibition on 17<sup>th</sup> November 2011 has been carried out in relation to the proposed redevelopment of the site and the comments received helped shape the submission of the planning application for the Academy layout and design.

The proposal is considered to be in line with general planning policies set out in the Development Plan.

The site falls within Flood Zone 3 with a need to demonstrate any flood risk associated with the proposed development can be satisfactorily managed and the Environment Agency is at the time of publication of this report currently examining the proposal and therefore in the absence of any formal comments results in the recommendation being minded to approve subject to the resolution of any issues which may be raised by the Environment Agency.

## **RECOMMENDATION**

***It is recommended that Members be minded to approve planning application 11/2971/FUL subject to the resolution of any issues which may be raised by the Environment Agency and agreed by the Head of Planning and the following conditions and informatives:***

**01** ***The development hereby approved shall be in accordance with the following approved plan(s);***

<b><i>Plan Reference Number</i></b>	<b><i>Date on Plan</i></b>
<b><i>D054.L.114</i></b>	<b><i>24 November 2011</i></b>
<b><i>2441-200-02</i></b>	<b><i>24 November 2011</i></b>
<b><i>2441-200-03</i></b>	<b><i>24 November 2011</i></b>
<b><i>2441-300-01</i></b>	<b><i>24 November 2011</i></b>
<b><i>2441-300-02</i></b>	<b><i>24 November 2011</i></b>
<b><i>2441-300-03</i></b>	<b><i>24 November 2011</i></b>
<b><i>2441-300-05</i></b>	<b><i>24 November 2011</i></b>
<b><i>2441-350-01</i></b>	<b><i>24 November 2011</i></b>
<b><i>2441-350-02</i></b>	<b><i>24 November 2011</i></b>
<b><i>2441-370-01</i></b>	<b><i>24 November 2011</i></b>
<b><i>2441-370-02</i></b>	<b><i>24 November 2011</i></b>
<b><i>2441-370-03</i></b>	<b><i>24 November 2011</i></b>
<b><i>D054.L.131 REV A</i></b>	<b><i>18 January 2012</i></b>
<b><i>D054.L.110 REV D</i></b>	<b><i>18 January 2012</i></b>
<b><i>D054.L.111 REV 05</i></b>	<b><i>18 January 2012</i></b>

***Reason: To define the consent.***

**02.** ***Notwithstanding any description of the materials in the application no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the building(s) have been approved in writing by the Local Planning Authority.***

***Reason: To enable the Local Planning Authority to control details of the proposed development.***

**03.** ***Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no development shall commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority according to the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.***

***Reason: To enable the LPA to control details of the proposed development, to ensure a high quality hard landscaping scheme is provided in the interests of visual amenity which contributes positively to local character of the area.***

**04.** ***Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans prior to the commencement of development, details of the existing and***

**proposed levels of the site including the finished floor levels of the buildings to be erected and any proposed mounding and or earth retention measures (including calculations where such features support the adopted highway) shall be submitted to and approved in writing by the LPA. Development shall be carried out in accordance with the approved details. Attention should be given to existing vegetation and surrounding landform.**

**Reason: To ensure that earth-moving operations, retention features and the final landforms resulting are structurally sound, compliment and not detract from the visual amenity of the area, the living conditions of nearby residents or integrity of existing natural features and habitats.**

**05. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, prior to the commencement of development, details of the enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.**

**Reason: In the interests of the visual amenities of the locality.**

**06. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans prior to the commencement of development, details of any street furniture associated with the development shall be submitted to and approved in writing by the Local Planning Authority. Such street furniture as agreed shall be erected before the development hereby approved is occupied.**

**Reason: In the interests of the visual amenities of the locality.**

**07. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans full details of the method of external illumination, siting, angle of alignment; light colour, luminance of buildings facades and external areas of the site, including parking courts and pitches, shall be submitted to and agreed in writing by the Local Planning Authority before development is commenced and the lighting shall be implemented wholly in accordance with the agreed scheme prior to occupation.**

**Reason: To enable the Local Planning Authority to control details and in the interests of the amenities of adjoining residents, highway safety  
And protection of wildlife habitats.**

**08. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, no development shall commence until full details of Soft Landscaping has been submitted to and approved in writing by the Local Planning Authority. This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed unless otherwise agreed with the LPA in writing in the first planting season following commencement of the development or agreed phases or prior to the occupation of any part of the development and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.**

**Reason: To ensure a high quality planting scheme is provided in the interests of visual amenity which contributes positively to local character and enhances bio diversity.**

**09. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans all trees on site and within 10m of its external boundary shall be indicated on the Site Survey Plan. These trees shall be assessed in accordance with BS5837:2005 Trees in Relation to Construction. The assessment should concur with the latest site plans and include for the following information:**

**A plan to scale and level of accuracy appropriate to the proposal showing the position of every tree on and adjacent to the site with a stem diameter over the bark measured at 1.5 metres above ground level at 75mm and all root protection areas.**

**A tree schedule as detailed in Ref. 4.2.6 BS5837:2005;**

**A schedule of all tree works specifying those to be removed, pruning and other remedial or preventative work.**

**Details of any ground level changes or excavations within 5 metres of the Root Protection Area (Para 5.2.2. of BS5837) of any tree to be retained including those on adjacent land.**

**A statement setting out long term future of the trees in terms of aesthetic quality and including post development pressure.**

**Details of any statutory of domestic services shall be designed in accordance with Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007**

**Reason: To assess the existing trees on site that the Local Planning Authority consider to be an important visual amenity in the locality and should be appropriately maintained**

**10. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans all trees indicated for retention shall be retained and maintained for a minimum period of 25 years from practical completion of the development. No tree, shrub or hedge shall be cut down, uprooted or destroyed, topped or lopped other than in accordance with the approved plans, without the written authorisation of the Local Planning Authority Any tree, shrub or hedge or any tree/shrub or hedge planted as a replacement that dies or is removed, uprooted or destroyed or becomes seriously damaged or defective must be replaced by another of the same size and species unless directed in writing by the Local Planning Authority**

**Reason: To protect the existing trees/shrubs and hedges on site that the Local Planning Authority consider to be an important visual amenity in the locality and should be appropriately maintained.**

**11. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no development shall commence until a scheme for the protection of trees (Section 7, BS 5837:2005 and Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007) has been submitted to and approved in writing by the Local Planning Authority. The requirements of Stockton-on-Tees Borough Council in relation to the British Standard are summarised in the technical note ref INFLS 1 (Tree Protection), which is available upon request.**

**Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.**

**Any works the applicant wishes to carry out within the root protection area of any protected tree on site must be agreed by the Local Planning Authority.**

**Reason: To protect the existing trees on site that the Local Planning Authority consider to be an important visual amenity in the locality which should be appropriately maintained and protected.**

**12. A Construction Method Statement shall be submitted and agreed in writing, prior to the commencement of the development with the Local Planning Authority to effectively control any potential adverse impact of the development on the amenity of the public and nearby occupiers. This shall address off adopted highway road parking of vehicles of site personnel and visitors; Delivery and storage of plant and materials; Siting and design of temporary buildings; Scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies; Details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded. Scheme to control mud on roads.**

**Reason: In the interests of the occupiers of adjacent and nearby premises and highway safety.**

**13. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, a soft landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or approved phases.**

**Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season unless the Local Planning Authority gives written consent to any variation.**

**Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved**

**Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.**

**14. All construction operations including delivery of materials on site shall be restricted to 8.00 a.m and 6.00 p.m. on weekdays, 9.00 a.m. - 1.00 p.m. on a Saturday and no Sunday or Bank Holiday working unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties.**

**15. The detailed design and materials of the PE store shed and Bin Store shall be agreed with the Local Planning Authority before the development is commenced and shall be constructed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority.**

**Reason: To reserve the rights of the Local Planning Authority with regard to these matters.**

**16. A School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building. The Travel Plan shall establish clear targets and procedures for monitoring and review of such targets, and any appropriate requisite infrastructure improvements and implementation timetable shall be agreed by the Local Planning Authority. The Travel Plan shall be implemented as approved.**

**Reason: In the interests of highway safety and to promote sustainable modes of travel.**

**17. No development shall commence within any phase until a site waste management plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The site waste management plan shall be prepared in accordance with Non-statutory guidance for site waste management plans April 2008 [DEFRA]. Thereafter, the site waste management plan shall be updated and implemented in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority.**

**Reason: To ensure a sustainable form of development and to accord with guidance contained within Stockton on Tees Core Strategy Policy 3 (CS3) – Sustainable Living and Climate Change**

**18. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works including flow attenuation and details of maintenance arrangements for the life of the development have been approved in writing by the Local Planning Authority. The scheme shall be implemented before the construction of the impermeable surfaces draining to this system.**

**Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with the requirements of PPS25 "Development and Flood Risk".**

**19. The development shall secure at least 10% of its energy supply from renewable energy or low carbon sources, unless otherwise agreed in writing by the Local Planning Authority. No development shall take place until an energy strategy has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed scheme shall be implemented in complete accordance with the details of the scheme unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: To ensure a sustainable form of development which secures energy from renewable sources.**

**20. The development must obtain at least a very good Building Research Establishment Environment Assessment Method (BREEAM) rating if commenced before 1 January 2013 and a minimum rating of excellent if commenced after that date.**

**Reason: In order to minimise energy consumption in accordance with Stockton-on-Tees Adopted Core Strategy policy CS3.**

**21. In the event that contamination is found at any time when carrying out the approved development, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority and works shall not be resumed until a remediation scheme to deal with contamination of the site has been carried out in accordance with details first submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. Works shall not resume until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance, which will be carried out in accordance with the requirements of the report.**

**Reason: To ensure the proper restoration of the site and to accord with guidance contained within Stockton on Tees Core Strategy Policy 10 (CS10) - Environmental protection and enhancement**

**22. All generators for site plant, welfare and lighting should be subject to a noise assessment by a competent Noise Consultant to ensure that it shall not increase background levels of noise at the boundary of the site, particularly overnight when background levels are low. Before the generator is brought into use the generator, if found necessary, shall be insulated against the emission of noise in accordance with a scheme to be approved by the Local Planning Authority. Such noise insulation shall be thereafter maintained to the satisfaction of the Local Planning Authority.**

**Reason: In the interests of the occupiers of adjacent and nearby premises**

**23. No development shall commence until details of the design and layout of details of the floodlighting, construction, surfacing, line marking, and means of enclosure of the proposed Synthetic Turf Pitch (STP) and Multi-Use Games Area (MUGA) have been submitted to and approved in writing by the LPA. The STP and MUGA shall be constructed in accordance with the approved detail.**

**Reason: To enable the Local Planning Authority to control details of the proposed development.**

**24. No development shall take place unless and until;**

**(i) A detailed assessment of ground conditions of the land proposed for the playing pitches as shown on drawing number D054.L.111 Rev:04 shall be undertaken (including drainage and topography) to identify constraints which could affect playing pitch quality; and**

**(ii) Based on the results of this assessment to be carried out pursuant to (i) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority.**

**The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority.**

**Reason: To enable the Local Planning Authority to control details of the proposed development.**

**25. No development shall commence until a Community Use Scheme has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.**

**Reason: To enable the Local Planning Authority to control details of the proposed development.**

## **INFORMATIVES**

The Proposal has been considered against the policies below and it is considered that the scheme accords with these policies as the overall nature and scale of the development is acceptable and it is considered that the site could satisfactorily accommodate the proposal without any undue impact

on the amenity of any adjacent neighbours and is acceptable in terms of highway safety and there are no other material considerations, which indicate a decision, should be otherwise.

Stockton on Tees Local Plan Policy REC1 – Outdoor Playing Space  
Core Strategy Policy 2 (CS2) - Sustainable Transport and Travel  
Core Strategy Policy 3 (CS3) - Sustainable Living and Climate Change  
Core Strategy Policy 6 (CS6) – Community Facilities  
Core Strategy Policy 10 (CS10) - Environmental Protection and Enhancement  
Supplementary Planning Document 3: Parking Provision for New Developments  
Planning Policy Statement 1: Delivering Sustainable Development  
Planning Policy Statement 9: Biodiversity and Geological conservation  
Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation  
Planning Policy Guidance 13: Transport  
Planning Policy Statement 23: Planning and Pollution Control  
Planning Policy Guidance 24: Planning and Noise  
Planning Policy Statement 25: Development and Flood Risk

The following works are not allowed under any circumstances:

No work shall commence until the approved Tree Protection Barriers are erected.

No equipment, signage, structures, barriers, materials, components, vehicles or machinery shall be attached to or supported by a retained tree.

No fires shall be lit or allowed to burn within 10 metres of the canopy spread of a tree or within the Root Protection Zone.

No materials shall be stored or machinery or vehicles parked within the Root Protection Zone.

No mixing of cement or use of other materials or substances shall take place within the Root Protection Zone or within such proximity where seepage or displacement of those materials or substances could cause them to enter the Root Protection Zone.

No unauthorised trenches shall be dug within the Root Protection Zone.

No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

## **BACKGROUND**

1. The North Shore Health Academy (NSHA) is being delivered through the Academies Framework, a national government programme that seeks to replace or construct new schools that have elected to become academies throughout England. Stockton Borough Council (SBC) has formed a partnership with Redcar and Cleveland Council for the delivery of three academies, North Shore Health Academy Stockton, Thornaby Academy Stockton and Freebrough Academy Redcar.

2. Stockton NSHA was formed in 2010 with the merger of two former schools, Blakeston and Norton. The proposals for the new academy will provide accommodation for an 11-- 18 school on the site of the former Tilery Sports Centre to cater for 1,050 pupils. The new academy will also integrate the provision of 'myplace' a community resource which is targeted at the 14-- 19 cohort and in particular the desire of the Council to reduce the number of 'not in employment education or training' (NEETS) in the region as well as providing a facility for the wider community.

3. The 'myplace' facility comprising a two storey (including three storey staircase) detached Youth Centre with a Multi-Use Games Area, car park and new access from Talbot Street was granted full planning permission in February 2010 (09/2964/LA).

## **SITE AND SURROUNDINGS**

4. The proposed redevelopment replaces the now redundant Tilery Sports Centre which was largely demolished in 2009. The site is bound to the north by Lustrum Beck and social housing beyond on Danby and Swainby Road which is subject to demolition plans and redevelopment for a

mixed tenure development as part of the wider regeneration plan for the area. To the south of the site is a residential area and to the east there is green open space beyond the site which is a public amenity space and recreation area which is in the ownership of the council. To the west is Norton Road and the proposed housing development (Queens Park North) area beyond.

5. The current site is unprotected and used as a casual amenity by the community including dog walking etc. It however also attracts antisocial behavior including unauthorized motorcycling etc. There are some changing facilities still on site which have been boarded up. There are run down hard surfaces marked out for basketball and there is evidence of floodlighting provision etc. The site in its current condition visually detracts from the area.

## **PROPOSAL**

6. The proposed development will provide a new academy for 1,050 pupils, new sports facilities, an all weather 11-a-side flood lit pitch and a myplace facility to support the wider learning community particularly those children and young adults who have become disengaged with mainstream education.

7. The proposed development will provide approximately 9,200 sqm of accommodation ranging in height from two and three storeys. The development is supported by onsite car parking, coach and parent drop off to accommodate staff and visitors to the academy and myplace and to reduce kerbside parking in the surrounding streets (See Appendix 2 – Elevations).

8. The development forms part of a wider regeneration project for the area which includes new social housing to the north, and a large private housing development to the east.

9. It is proposed that the site will operate from 07:30 to 22:00 Monday to Saturday which is in line with the previous use on the site when Tilery Sports Centre operated from the site.

10. The existing playing fields are designated under the Local Plan as protected urban open space. The existing building will be demolished when the new academy is built. The new playing fields, multi use games areas (MUGA), parking areas and access roads will be constructed over the existing building and sports provision footprint. (See Appendix 3 – Site Layout Plan).

11. The landscape strategy is an integral component of the overall design philosophy and optimises the available site for development whilst retaining significant benefits of existing planting in terms of ecological value, visual amenity and visual / acoustic screening. Consideration has been given to the organisation of vehicular and pedestrian routes for safety, convenience and security, the selection of appropriate planting to provide an attractive setting from without and within all contribute to a development which positively enhances the impact the development has in the surrounding community.

12. Accessible parking provision is included for staff and visitors in close proximity to public and staff entrances. Pedestrian crossings over primary onsite roadways have been eradicated within the design proposals. Cycle shelters have been provided for public, staff and students located adjacent appropriate entrances. A green travel plan is being developed by the academy.

13. To address site security there are two designated areas where fencing has been provided which comprise a 2.1 m high weld mesh fence with boundary planting regimes to soften the boundary edge for the playing fields zones and a 1.2 m high fence to demarcate the boundary edge but enable views into the site from the site edge at the junction of Norton Road and Talbot Street.

14. Access for the Academy is planned from Talbot Street where the existing road will be widened. It is proposed that the staff parking area will be controlled via an automatic barrier system to prevent parent drop off in this area. The My Place and parent drop off areas operate with an 'in' and an 'out' to aid circulation around the site.
15. The main building entrance is highly prominent from Norton Road. The plaza entrance is designed to provide an open welcoming vista focused on the main academy entrance and the axis through the building.
16. Secure parking is located along the south west site margin in close proximity to the main entrance to the building. The proposals indicate parking provision for vehicles, accessible bays and sheltered cover for cycles.
17. Pupils are encouraged to approach the site on foot, bike or public transport. There is a dedicated pupil entrance to the site from the north which leads into the site and the main pupil entrance to the east of the development. There is a dedicated student drop off for buses and cars to the south of the site and a clear safe route leading to the same student entrance, which also has cycle shelters. Finally the plaza at the front can be used by students.
18. There is a small ancillary building to house the minibus and external storage for sport etc within the secure line, housing for the sprinkler tank and a smaller substation at the boundary edge.
19. At present the site has an open aspect, the previous buildings having been demolished other than a small changing facility which will be demolished as part of the development. The strong lines of the proposed building and its green setting will provide their own character, in welcome contrast to its existing scrubland context. The site currently enjoys some mature vegetation although overgrown. It is proposed where feasible to retain the majority of the planting infrastructure and provide a variety to the settings for pupils to learn and enjoy and support the curriculum and community activities.
20. To enhance ecology on the site it is proposed to increase the diversity of tree and shrub planting. The internal boundary planting will provide visual containment and screening, and reinforce site security. Open plaza zone will be open in appearance but reinforced by a range of simple cube seating planters containing copper beech hedging.
21. The design of the boundary fencing has been incorporated into the design so that it does not visually intrude, but provides full functionality. All secure areas are fully fenced around the boundaries but visitor areas along the road frontage have low fencing to reinforce the sense of openness, and provide a strong welcoming presence from the street when either approaching 'myplace' off Talbot Street or the academy from Norton Road.
22. The building location and format has responded to the need to have adequate distance between it and on looking neighbours and sits over the footprint of the earlier Tilery Sports Centre. The external sports provision will be accessible to the community and myplace is a facility for the community. A proportion of the site will be floodlit to support activities. The design of the floodlighting will minimise backspill and light pollution. The building and car park areas will be lit at night to deter intruders, and it is considered that this will have a positive impact on the wellbeing of the surrounding community.
23. Bus stops are located along Norton Road near to the main entrance to the site with pedestrian crossings either side of the carriageway.
24. Staff and visitor parking will be clearly signposted on entry to the site. Disabled parking bays will be provided. All of the facilities will be step free and meet Disability Discrimination Act

requirements as set out in the Building Regulations. Lift access is provided next to the principal staircase. All rooms are sized for reasonable wheelchair access. Wayfinding will be provided for the visually impaired. Acoustic treatments and separation will comply with relevant standards to ensure speech audibility in all spaces for the hearing impaired. Hearing loops and sound field systems will be provided where appropriate.

## **CONSULTATIONS**

25. The following Consultations were notified and any comments received are set out below: -

### The Environment Agency

26. Thank you for referring a revised flood risk assessment in support of the above planning application, received on 22 December 2011. Upon review, further work is required before the assessment meets the minimum requirements laid out in PPS25. As such, unfortunately we must uphold our objection.

As previously requested, the outputs from the hydraulic modelling exercise must be submitted to us to enable our Flood Risk Mapping & Data Mapping team to verify the study.

This exercise also needs to include a breach analysis and propose relevant mitigation for such an event. Assessment of what seems to be a new river crossing will also require assessment.

The FRA has touched on emergency evacuation however does not consider predicted flow routes, depths or velocities in terms of impacts on emergency evacuation. The report suggests floodwater on site could be around 0.75m in places. This may not be considered safe. Further information can be found in Chapter 13 of the Flood & Coastal Defence R&D Programme: Flood Risk Assessment Guidance for New Development, and the supplementary guidance -

<http://www.hydres.co.uk/tools/FD2320%20TR2%20Final%20Jan%2006.pdf>

[http://randd.defra.gov.uk/Document.aspx?Document=FD2321\\_7400\\_PR.pdf](http://randd.defra.gov.uk/Document.aspx?Document=FD2321_7400_PR.pdf)

Emergency evacuation also needs to consider how flood warnings and procedures are conveyed to the occupants of the site, and it must consider the results of the breach analysis.

Also as mentioned in our previous response, we need confirmation that EA access to the watercourse can be provided so we are able to undertake our permissive powers if necessary.

The quoted flood levels in this FRA have been amended but still don't match our records. The differences are negligible however, however an explanation should be added to explain this difference or be altered in line with our data.

The new hydraulic modelling shows the maximum flood level to be 4.73mAOD however a finished floor level of 5.1mAOD is proposed. We normally expect a freeboard of 600mm however we will consider a lower level if flood resistant or resilient measures are incorporated into the development.

The report also states that while groundwater flood risk is low to medium, the mitigation for fluvial risk will be sufficient to protect against groundwater ingress too. Are other mitigation measures necessary as well? They could include flood resistant and resilient measures to prevent ingress. These measures would be recommended from a fluvial risk point of view too because as stated previously, there is the potential for quite deep inundation of the site.

With regards to surface water discharge, 11.3l/s/ha is stated as the existing discharge rate from the site. However it is also stated that there is no direct discharge from the site and that all rainwater ponds and infiltrates the ground. For this reason, if infiltration was not fully feasible, a direct discharge rate of 11.3l/s/ha to the watercourse may not be appropriate and would perhaps increase flood risk downstream.

## Head of Technical Services

### 27. General Summary

Technical services provide comments below regarding this development proposal.

#### Highways Comments

A Transport Assessment (TA) has been prepared for both the North Shore Health Academy and already approved My Place development. This proposal revises the My Place development so that it is no longer a separate building. The TA was commissioned to ensure that the development could operate in traffic and highway safety terms from Norton Road. The TA demonstrates that junction improvements are necessary at the Norton Road/Talbot Street junction and traffic signals are proposed. This work will be undertaken prior to the opening of the development. The TA also concludes that whilst other junctions in the vicinity are at or close to capacity the operation of those junctions will not materially change with the opening of the Academy.

School Travel Plans have been produced in the past by both Blakeston and Norton Schools; these schools have now combined on the Blakeston School site as the Northshore Health Academy. This proposal is intended to relocate the Academy to the former Tilery site. Both School Travel Plans include positive measures and actions. As part of the TA for this development there have been postcode plots of the modal trips by the students to the 'Blakeston' site along with an analysis of the walking and cycling isochrones around the new site. This information, in conjunction with the historic data from the Norton School site, will be used to form the basis of an outline travel plan for Northshore Health Academy. This will be carried out by the Academy in conjunction with Technical Services.

Indicative Masterplan drawings have been submitted that are largely acceptable, it has been demonstrated that access to the site can be gained by both refuse vehicle and coach, although some proposed tree canopies are affected, it is therefore recommended that these are replaced with low lying shrubs.

Pedestrian access to the site is acceptable with a large pedestrian frontage available along Norton Road, Talbot Street is traffic calmed so there are no highway safety concerns regarding the increase in pedestrians in this location.

Circulation around the building should be a minimum of 2metres width to ensure pedestrian movements are unimpeded. This will form part of the detailed design. The pedestrian entrances have been located where pedestrian desire lines are likely to exist, this is acceptable in order to prevent vehicle/pedestrian conflict, in addition the car park landscaping will be used to assist the movement of pedestrians around the site.

Cycle storage is available at the site, this should be covered and secure, cycle links into the site are also available to the rear of the building to the cycle route adjacent to Lustrum Beck and also from Norton Road. As part of the previous consented Queens Park Development on the west side of Norton Road cycle links are available towards the site and it is proposed that a toucan crossing is included to assist pedestrian and cycle movements across Norton Road.

Car parking is acceptable for both the Academy and My Place uses and accords with the Council's Supplementary Planning Document 3: Parking Provision for development 2011. There are 182 parking spaces available that are accessed from 2 points on Talbot Street. It is proposed that the staff parking area will be controlled via an automatic barrier system to prevent parent drop off in this area. The My Place and parent drop off areas operate with an 'in' and an 'out' to aid circulation around the site. Visibility at both egresses onto Talbot Street is acceptable.

During the construction of the development, there will be a signed left in/left out on Norton Road for access to the site and off street parking will be provided for HGV's and construction vehicles within the site.

#### Landscape & Visual Comments

Regarding the submission of the latest landscape master plan ref DO54.L.111 revision 5 we make the following landscape and visual comments:

An acceptable link has now been provided with the urban realm on Norton Road to provide the necessary cycleway link;

The PE store has moved nearer the car park and should be of an attractive design to complement the main buildings. Details to be conditioned.

The reorientation of the football pitches will result in any floodlighting associated with the 3G pitch being located nearer a greater number of houses. Details to be conditioned.

The relocated bin store should be of an attractive design to complement the main buildings. Details to be conditioned.

Other comments made at pre application stage and in response to the other relevant drawings submitted as part of this application still apply as follows:

#### Visuals – drawings 2441-920-01-04

On Visual 1 the planting is shown on the wrong side of the path and should be corrected if the visuals are to be used at Planning Committee.

#### Hard surfacing

No specification has been submitted with the drawings ref- D054.L.121-124. The sizes and colours of the selected paving shall be agreed with the LHA as the material is also to be used on the highway Footway / Cycleway. Details to be conditioned.

Details of site furniture to be conditioned.

#### Existing and Proposed Levels

A line and level survey will be required to demonstrate all changes in ground levels so as to enable informed comments to be made on surface water management, protection of trees, hard surfacing falls including the tie in with the adopted highway. Existing and proposed Levels to be conditioned.

#### Fencing

The Mesh fence specification on the drawings ref- D054.L.114. is acceptable. Colour to be agreed. A dark colour such as green or black is preferred.

Details of Norton Road fence, type style is required for south and east boundaries. The height of the fence shall be 1.2m not 1.8m as incorrectly noted on the drawing. D054.L.111 Rev 5 . Details to be conditioned. The discrepancy on the drawing to be noted in the discharge of Condition.

### Soft landscape

No specification has been submitted with the drawings and this is required. Details to be conditioned.

Drawing ref DO44.P.128 Shrubs and hedging:

Native hedging around boundary – the mix should be limited to 5-6 species not including Elder which can damage hedges' in the long term. Alongside the road near the housing areas a simpler more 'ornamental' easily managed type of hedge such as privet or hawthorn only should be used.

A planting plan that demonstrates the interplay of ornamental species for specific site characteristics (for example what is happening in the sensory garden – the key only seems to indicate a copper beech hedge and wildflowers?) should be used for such a high profile scheme and not just a set mix (some species in the mix are very low e.g. Vinca and some large shrubs e.g. Buddleia and separate bed need to be indicated).

We do not recommend the use of native planting in the triangular area near the buildings as it could become easily unmanaged and overgrown due to fast growth – ornamentals preferred. Rosa canina is a very vigorous shrub and can be problem in shrub beds so we do not recommend its use here.

Other species generally acceptable.

Wildflowers are a good idea but suggest they are kept to edge of site with a mown grass strip along the paths and other areas as they can get untidy if not properly managed –other uses could be wildflowers in hedgerows like Red Campion. Wildflowers under the tree line at the western edge off Norton Road would not be acceptable for this reason and we suggest bulbs could be used for sculptural effect with the trees and the related hedging instead.

Entrance planting bed on left as you approach building is quite narrow so good planting preparation needed or a wider area required – this applies to all other smaller beds less than 3 metres width within the scheme.

Detailed planting plans illustrating inter relationship of plants, stock size and specification are required. Details to be conditioned.

The provision of a Path link across the grass to the sensory area is suggested.

Drawing ref DO44.P.127 Tree planting

Generally species choice acceptable.

We recommend root barriers where trees lie within 4 metres of a highway.

Tree sizes should be increased from 12-14cm to 16-18cm as appropriate on the schedule as these will have a greater tolerance tolerate any vandalism.

The whip areas seem unusual containing fruit trees and natives – better to have fruit trees separate as they will be out grown by natives but it is unclear where this is going on the plan.

Drawing ref DO44.P.129 grass seeding

Generally the amenity grass mixes appear ok but there are no specific details relating to the sports pitches.

#### Softworks Maintenance details

No details have been submitted and details are required. Details to be conditioned.

#### Sports pitches/ MUGAs

There are no details of pitch relating to construction, drainage, lighting, access to grounds, etc. Details to be conditioned.

#### Existing site trees

A tree protection fence line is shown on plan DO44.P.130. However a full survey is required to establish the condition of the trees, any Arboricultural works required and to establish the root protection zone for these trees.

A line and level survey will be required to demonstrate impact on the root zones due to construction.

Great care must be taken when digging post holes under the retained trees – condition wording can be provided to this effect.

#### Environmental Policy Comments

Core Strategy requirements on embedded renewable energy supply are demonstrated in the submitted information, this is therefore acceptable.

#### Flood Risk Management Comments

The proposal will not increase the risk of surface water run-off from the site or cause any increased flood risk to neighbouring sites. Any increase in surface water generated by the development or existing surface water/ ground water issues on the site will be alleviated by the installation of a suitable drainage system within the site and is supported by Technical Services.

The submitted FRA proposes attenuation of surface water flows and will be provided in the form of a below ground tank constructed from proprietary modular geocell units with an impermeable membrane surround. The FRA states “The tank will discharge via a flow control chamber, discharge pipework and headwall to Lustrum Beck. The discharge pipework will be fitted with a non-return device to prevent back-flows into the site when water levels in the beck are high. This is supported and full maintenance details should be submitted.

Lustrum Beck is a main river and therefore the responsibility of the Environment Agency, consent is required from the Environment Agency to discharge into Lustrum Beck.

A detailed design should be submitted including calculations showing how the drainage system performs in a 1 year, 30 year and 100 year storm event and again over the same periods with a 30% allowance for Climate change. Calculations using the Win Des Software (Micro Drainage) are preferred.

#### Conditions

## LANDSCAPING – HARDWORKS

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no development shall commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority according to the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

Reason: To enable the LPA to control details of the proposed development, to ensure a high quality hard landscaping scheme is provided in the interests of visual amenity which contributes positively to local character of the area.

## EXISTING AND PROPOSED LEVELS

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans prior to the commencement of development, details of the existing and proposed levels of the site including the finished floor levels of the buildings to be erected and any proposed mounding and or earth retention measures (including calculations where such features support the adopted highway) shall be submitted to and approved in writing by the LPA. Development shall be carried out in accordance with the approved details. Attention should be given to existing vegetation and surrounding landform.

Reason: To ensure that earth-moving operations, retention features and the final landforms resulting are structurally sound, compliment and not detract from the visual amenity of the area, the living conditions of nearby residents or integrity of existing natural features and habitats.

## ENCLOSURE

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, prior to the commencement of development, details of the enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.

Reason: In the interests of the visual amenities of the locality.

## STREET FURNITURE

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, Delete as necessary; prior to the commencement of development, details of any street furniture associated with the development shall be submitted to and approved in writing by the Local Planning Authority Such street furniture as agreed shall be erected before the development hereby approved is occupied.

Reason: In the interests of the visual amenities of the locality.

## SCHEME FOR ILLUMINATION

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans Full details of the method of external illumination siting,  
Angle of alignment;

light colour  
luminance

of buildings facades and external areas of the site, including parking courts, shall be submitted to and agreed in writing by the Local Planning Authority before development is commenced. and the lighting shall be implemented wholly in accordance with the agreed scheme prior to occupation.

Reason: To enable the Local Planning Authority to control details and in the interests of the amenities of adjoining residents  
Highway Safety  
Protection of sensitive wildlife habitats.

## LANDSCAPING – SOFTWORKS

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, no development shall commence until full details of Soft Landscaping has been submitted to and approved in writing by the Local Planning Authority. This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed unless otherwise agreed with the LPA in writing in the first planting season following:

commencement of the development

or agreed phases

or prior to the occupation of any part of the development

and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.

Reason: To ensure a high quality planting scheme is provided in the interests of visual amenity which contributes positively to local character and enhances bio diversity.

## TREE ASSESSMENT

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans all trees on site and within 10m of its external boundary shall be indicated on the Site Survey Plan. These trees shall be assessed in accordance with BS5837:2005 Trees in Relation to Construction. The assessment should concur with the latest site plans and include for the following information:

A plan to scale and level of accuracy appropriate to the proposal showing the position of every tree on and adjacent to the site with a stem diameter over the bark measured at 1.5 metres above ground level at 75mm and all root protection areas.

A tree schedule as detailed in Ref. 4.2.6 BS5837:2005;

A schedule of all tree works specifying those to be removed, pruning and other remedial or preventative work.

Details of any ground level changes or excavations within 5 metres of the Root Protection Area (Para 5.2.2. of BS5837) of any tree to be retained including those on adjacent land.

A statement setting out long term future of the trees in terms of aesthetic quality and including post development pressure.

Details of any statutory of domestic services shall be designed in accordance with Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007

Reason: To assess the existing trees on site that the Local Planning Authority consider to be an important visual amenity in the locality and should be appropriately maintained

## RETENTION OF EXISTING TREES, SHRUBS AND HEDGES

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans all trees indicated for retention shall be retained and maintained for a minimum period of 25 years from practical completion of the development. No tree, shrub or hedge shall be cut down, uprooted or destroyed, topped or lopped other than in accordance with the approved plans, without the written authorisation of the Local Planning Authority. Any tree, shrub or hedge or any tree/shrub or hedge planted as a replacement that dies or is removed, uprooted or destroyed or becomes seriously damaged or defective must be replaced by another of the same size and species unless directed in writing by the Local Planning Authority.

Reason: To protect the existing trees/shrubs and hedges on site that the Local Planning Authority consider to be an important visual amenity in the locality and should be appropriately maintained.

## TREE PROTECTION

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no development shall commence until a scheme for the protection of trees (Section 7, BS 5837:2005 and Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007) has been submitted to and approved in writing by the Local Planning Authority. The requirements of Stockton-on-Tees Borough Council in relation to the British Standard are summarised in the technical note ref INFLS 1 (Tree Protection), which is available upon request.

Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.

Any works the applicant wishes to carry out within the root protection area of any protected tree on site must be agreed by the Local Planning Authority.

Reason: To protect the existing trees on site that the Local Planning Authority consider to be an important visual amenity in the locality which should be appropriately maintained and protected.

## MAINTENANCE- SOFTWORKS

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, a soft landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or approved phases.

Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season unless the Local Planning Authority gives written consent to any variation.

Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.

For information

#### RETAINED TREES/HEDGES PROHIBITED WORKS

The following works are not allowed under any circumstances:

No work shall commence until the approved Tree Protection Barriers are erected.

No equipment, signage, structures, barriers, materials, components, vehicles or machinery shall be attached to or supported by a retained tree.

No fires shall be lit or allowed to burn within 10 metres of the canopy spread of a tree or within the Root Protection Zone.

No materials shall be stored or machinery or vehicles parked within the Root Protection Zone.

No mixing of cement or use of other materials or substances shall take place within the Root Protection Zone or within such proximity where seepage or displacement of those materials or substances could cause them to enter the Root Protection Zone.

No unauthorised trenches shall be dug within the Root Protection Zone.

No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

#### Environmental Health Unit

28. No objections in principle to the development and recommend the conditions as detailed be imposed on the development should it be approved.

#### Light Intrusion

Adequate screening shall be provided to protect residential properties from light intrusion from the development. The lighting provided shall be arranged so as not to shine directly towards any dwelling and shall be shielded to prevent light spillage beyond the boundary of the property.

#### Construction Noise

All construction operations including delivery of materials on site shall be restricted to 8.00 a.m. - 6.00 p.m. on weekdays, 9.00 a.m. - 1.00 p.m. on a Saturday and no Sunday or Bank Holiday working.

#### Generator Noise

All generators for site plant, welfare and lighting should be subject to a noise assessment by a competent Noise Consultant to ensure that it shall not increase background levels of noise at the boundary of the site, particularly overnight when background levels are low. Before the generator is brought into use the generator, if found necessary, shall be insulated against the emission of noise in accordance with a scheme to be approved by the Local Planning Authority. Such noise insulation shall be thereafter maintained to the satisfaction of the Local Planning Authority.

#### Unexpected land contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works. 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.

#### Site Waste management Plans

No development shall commence within any phase until a site waste management plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The site waste management plan shall be prepared in accordance with Non-statutory guidance for site waste management plans April 2008 [DEFRA]. Thereafter, the site waste management plan shall

be updated and implemented in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority.

#### Highways Agency

29. Offers no objection.

#### Natural England

30. This proposal does not appear to affect any statutorily protected sites or landscapes, or have significant impacts on the conservation of soils, nor is the proposal EIA development. It appears that Natural England has been consulted on this proposal to offer advice on the impact on a protected species.

Natural England's advice is as follows:

We have adopted national standing advice for protected species. As standing advice, it is a material consideration in the determination of the proposed development in this application in the same way as any individual response received from Natural England following consultation and should therefore be fully considered before a formal decision on the planning application is made. The protected species survey has identified that bats, a European protected species may be affected by this application.

Our Standing Advice Species Sheet: Bats provides advice to planners on deciding if there is a 'reasonable likelihood' of bats being present. It also provides advice on survey and mitigation requirements.

The standing advice has been designed to enable planning officers to assess protected species surveys and mitigation strategies without needing to consult us on each individual application. The standing advice was issued in February 2011 and we recognise that it will take a little while for planners to become more comfortable with using it and so in the short-term will consider species surveys that affect European protected species against the standing advice ourselves, when asked for support by planners.

Please send consultations via email to: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

We have not assessed the survey for badgers, barn owls and breeding birds<sup>1</sup>, water voles or white-clawed crayfish. These are all species protected by domestic legislation and you should use our standing advice to assess the impact on these species.

How we used our standing advice to assess this bat survey and mitigation strategy

We used the flowchart on page 10 of our Standing Advice Species Sheet: Bats beginning at box (i) and came to the following conclusion:

Box (i) - Using Nature on the Map we determined that No, the application is not within/close to a SSSI or SAC notified for bats. This took us to Box (v).

Box (v) - We looked at the survey report and determined that Yes, it did highlight that there are suitable features for roosting within the application site (eg buildings, trees or other structures) that are to be impacted by the proposal. This took us to Box (iv).

Box (iv) - We determined that No, detailed visual inspections (internal and external where appropriate) had not been undertaken and found evidence of a roost. This took us to Box (vii).

Box (vii) - We determined that Yes, the application does involve a medium or high risk building as defined in our standing advice. This took us to Box (x).

Box (x) advises the authority that further survey effort is required in accordance with Bat Surveys - good practice guidelines and you should request additional information from the applicant. If it is not provided, then the application should be refused.

For future applications, or if further survey information is supplied, you should use our standing advice to decide if there is a 'reasonable likelihood' of protected species being present and whether survey and mitigation requirements have been met.

#### Northern Gas Networks

31. No objection and standard mains records shown.

### Tees Archaeology

32. There are no known archaeological sites in the area indicated. I therefore have no objection to the proposal and have no further comments to make.

### Stockton Police Station - Eddie Lincoln

33. Secured By Design has been considered at the design stage of this application. A meeting with the Architect was held and the plans discussed. Recommend that SBD be applied and an application form be submitted.

### Sport England

34. It is understood that the site forms part of, or constitutes a playing field as defined in Article 10(2) the Town and Country Planning (General Development Procedure) Order 1995 (as amended by SI 1996/1817 and SI 2009/453), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The Policy states that;

"Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the Specific circumstances applies."

Reason; Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

In broad terms the site's overall balance between buildings / car parking and playing fields is little changed between what existed when the Tilery Centre was open and what is proposed for the Academy. As such Sport England is content that the proposal meets the following exceptional circumstance;

E4 - Replacement/better quality playing fields provided for the playing fields of playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development.

This being the case, Sport England does not wish to raise a statutory objection to this application, subject to condition(s) detailed later in this response being attached to the decision notice (if the Council are minded to approve the application):

Where development proposals affect playing field, Sport England consults with the pitch sport governing bodies for football, cricket, rugby (league and union) and hockey. To this end we have received comments from the FA and ECB. The FA have advised;

The site is currently used by Stockton West End (8 teams) and six local adult teams. The FA is supportive of the proposals subject to their being no loss of playing field through the development. However we would like clarification on what the plans are for the playing field at the vacated Blakeston School site.

The site is already well used for football and the proposals will further enhance the provision for the community. The 3g pitch is to be located in an area of Stockton that Durham FA has identified as a priority. We would however like to see the following conditions imposed to ensure the AGP is built in accordance with FA design standards

I could not find details of a drainage scheme or pitch assessment carried out by an independent sports pitch specialist. Can you please clarify if the pitches are to be improved through this development?

Both AGP and Natural Turf pitches:

In order to protect and enhance the current usage we would like to ensure a CUA is developed to include access to the changing rooms and kitchen facilities, grass pitches and the AGP. Durham FA would be keen to help facilitate this agreement.

The ECB have responded thus;

Playing fields design shows a cricket square forming part of two football outfields. This is not technically possible. Either the square should be separated completely from the football pitches or an alternative solution such as a 30m synthetic match pitch should be put in place (ECB guidance for BSF advises using a synthetic pitch for carrying capacity and maintenance). If a synthetic pitch is used an ECB Approved System should be specified.

The sports hall as designed is substantially smaller (almost 100m<sup>2</sup>) than the minimum size for a four court hall as directed in "Developing The Right Sports Hall". This should be reconsidered.

No indication is given as to what sports may be prioritised but if Cricket were to be considered then the hall could have significant benefit for community use through the Durham Cricket Board and local clubs.

In light of the above there are a number of matters that require resolution;

1: Synthetic Turf Pitch and MUGAs - the level of detail within this consultation is insufficient to be able to judge whether these proposed sports facilities accord with the relevant design guidance in terms of floodlighting, surfacing and construction, means of enclosure etc. The applicant has indicated their intention to meet the relevant design guidance standards in the Planning Statement and Design and Access Statement, and so it is considered appropriate to request these additional details by imposition of the following condition;

No development shall commence until details of the design and layout of Details of the floodlighting, construction, surfacing, line marking, and means of enclosure of the proposed Synthetic Turf Pitch (STP) and Multi-Use Games Area (MUGA) have been submitted to and approved in writing by the LPA.(in consultation with Sport England). The STP and MUGA shall be constructed in accordance with the approved detail unless otherwise agreed in writing with the Local Planning Authority.

2: Playing Pitch Drainage - no detail has been submitted around pitch drainage improvements, and it is therefore unclear as to whether such works are within the scope of this development. The aerial photo timeframes suggest that drainage improvements have been carried out to the current configuration pitches, but the proposed site plan suggests a different configuration of pitches between the STP and running track. As such there would be the danger that part of the pitch area had enhanced drainage, and part did not. This would quickly lead to unsatisfactory pitch conditions for school and community users. As such Sport England would strongly recommend that a ground investigation report is undertaken in the first instance to establish whether additional drainage works are needed to support the proposed pitch layout. It is therefore requested that the following condition is imposed;

No development shall take place unless and until;

(i) A detailed assessment of ground conditions of the land proposed for the playing pitches as shown on drawing number D054.L.111 Rev:04 shall be undertaken (including drainage and topography) to identify constraints which could affect playing pitch quality; and

(ii) Based on the results of this assessment to be carried out pursuant to (i) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved by the Local Planning Authority (after consultation with Sport England)

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

3: Cricket Square Location - as per the ECB's response, the cricket square as proposed is impractical, and should be either relocated or replaced with a synthetic match pitch.

4: Sports Hall Size - Sport England's design guidance on sports halls has changed since the preparation of the Academy proposals and the recommended minimum size for sports halls has increased to reflect the advice of NGBs that use hall space. Experience has shown that the 594sq.m hall size selected for the Academy is a restrictive compromise for most sports. Sport England's new design guidance can be viewed here;

[http://www.sportengland.org/facilities\\_\\_planning/design\\_and\\_cost\\_guidance/sports\\_halls/developing\\_a\\_sports\\_hall.aspx](http://www.sportengland.org/facilities__planning/design_and_cost_guidance/sports_halls/developing_a_sports_hall.aspx)

We would strongly suggest that consideration is given to increasing the proposed hall's dimensions to 34.5m x 20m x 7.5m.

5: - Community Use. The applicant has indicated a willingness for the Academy's indoor and outdoor sports facilities to be opened up for community use, and we would recommend that this is formalised by use of the following condition;

No development shall commence until a Community Use Scheme has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

If you wish to amend the wording of the conditions or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grants funding.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application.

## **PUBLICITY**

35. Public consultation regarding both the needs and views of the redevelopment has been undertaken through a public exhibition dated 17 November 2011 where the project team listened to the views of members of the public and discussed ideas. No major issues were raised at this session and the applicant has indicated that they will continue to consult with the community as the design progresses.

36. Neighbours were notified and any comments received are below (if applicable): -

### **Mr Peter Mcglade, 1 Headlam Court, Stockton-on-Tees**

- (1) Loss of rights of way.
- (2) This estate is a cul-de-sac, and another access should be built.
- (3) Loss of sports centre, and land, So Compensation should be provided. From the sale of the land from the Norton School.

## **PLANNING POLICY**

37. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan (STLP)

Section 143 of the Localism Act came into force on the 15 Jan 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application [planning application] the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations

38. The following planning policies are considered to be relevant to the consideration of this application: -

### **Stockton on Tees Local Plan Policy REC1**

Development which would result in the permanent loss of playing space will not be permitted unless:

- (i) Sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site, or
- (ii) Alternative provision of equivalent community benefit is made available, or
- (iii) The land is not required to satisfy known local needs.

### **Core Strategy Policy 2 (CS2) - Sustainable Transport and Travel**

1. Accessibility will be improved and transport choice widened, by ensuring that all new development is well serviced by an attractive choice of transport modes, including public transport, footpaths and cycle routes, fully integrated into existing networks, to provide alternatives to the use of all private vehicles and promote healthier lifestyles.

2. All major development proposals that are likely to generate significant additional journeys will be accompanied by a Transport Assessment in accordance with the 'Guidance on Transport Assessment' (Department for Transport 2007) and the provisions of DfT Circular 02/2007, 'Planning and the Strategic Road Network', and a Travel Plan, in accordance with the Council's 'Travel Plan Frameworks: Guidance for Developers'. The Transport Assessment will need to demonstrate that the strategic road network will be no worse off as a result of development. Where the measures proposed in the Travel Plan will be insufficient to fully mitigate the impact of increased trip generation on the secondary highway network, infrastructure improvements will be required.

3. The number of parking spaces provided in new developments will be in accordance with standards set out in the Tees Valley Highway Design Guide. Further guidance will be set out in a new Supplementary Planning Document.

4. Initiatives related to the improvement of public transport both within the Borough and within the Tees Valley sub-region will be promoted, including proposals for:

- i) The Tees Valley Metro;
- ii) The Core Route Corridors proposed within the Tees Valley Bus Network Improvement Scheme;
- iii) Improved interchange facilities at the existing stations of Thornaby and Eaglescliffe, including the introduction or expansion of park and ride facilities on adjacent sites; and
- iv) Pedestrian and cycle routes linking the communities in the south of the Borough, together with other necessary sustainable transport infrastructure.

5. Improvements to the road network will be required, as follows:

- i) In the vicinity of Stockton, Billingham and Thornaby town centres, to support the regeneration of these areas;
- ii) To the east of Billingham (the East Billingham Transport Corridor) to remove heavy goods vehicles from residential areas;
- iii) Across the Borough, to support regeneration proposals, including the Stockton Middlesbrough Initiative and to improve access within and beyond the City Region; and
- iv) To support sustainable development in Ingleby Barwick.

6. The Tees Valley Demand Management Framework will be supported through the restriction of long stay parking provision in town centres.

7. The retention of essential infrastructure that will facilitate sustainable passenger and freight movements by rail and water will be supported.

8. This transport strategy will be underpinned by partnership working with the Highways Agency, Network Rail, other public transport providers, the Port Authority, and neighbouring Local Authorities to improve accessibility within and beyond the Borough, to develop a sustainable

### **Core Strategy Policy 3 (CS3) - Sustainable Living and Climate Change**

1. All new residential developments will achieve a minimum of Level 3 of the Code for Sustainable Homes up to 2013, and thereafter a minimum of Code Level 4.

2. All new non-residential developments will be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) of 'very good' up to 2013 and thereafter a minimum rating of 'excellent'.
3. The minimum carbon reduction targets will remain in line with Part L of the Building Regulations, achieving carbon neutral domestic properties by 2016, and non domestic properties by 2019, although it is expected that developers will aspire to meet targets prior to these dates.
4. To meet carbon reduction targets, energy efficiency measures should be embedded in all new buildings. If this is not possible, or the targets are not met, then on-site district renewable and low carbon energy schemes will be used. Where it can be demonstrated that neither of these options is suitable, micro renewable, micro carbon energy technologies or a contribution towards an off-site renewable energy scheme will be considered.
5. For all major developments, including residential developments comprising 10 or more units, and non-residential developments exceeding 1000 square metres gross floor space, at least 10% of total predicted energy requirements will be provided, on site, from renewable energy sources.
6. All major development proposals will be encouraged to make use of renewable and low carbon decentralised energy systems to support the sustainable development of major growth locations within the Borough.
7. Where suitable proposals come forward for medium to small scale renewable energy generation, which meet the criteria set out in Policy 40 of the Regional Spatial Strategy, these will be supported. Broad locations for renewable energy generation may be identified in the Regeneration Development Plan Document.
8. Additionally, in designing new development, proposals will:
  - \_ Make a positive contribution to the local area, by protecting and enhancing important environmental assets, biodiversity and geodiversity, responding positively to existing features of natural, historic, archaeological or local character, including hedges and trees, and including the provision of high quality public open space;
  - \_ Be designed with safety in mind, incorporating Secure by Design and Park Mark standards, as appropriate;
  - \_ Incorporate 'long life and loose fit' buildings, allowing buildings to be adaptable to changing needs. By 2013, all new homes will be built to Lifetime Homes Standards;
  - \_ Seek to safeguard the diverse cultural heritage of the Borough, including buildings, features, sites and areas of national importance and local significance. Opportunities will be taken to constructively and imaginatively incorporate heritage assets in redevelopment schemes, employing where appropriate contemporary design solutions.
9. The reduction, reuse, sorting, recovery and recycling of waste will be encouraged, and details will be set out in the Joint Tees Valley Minerals and Waste Development Plan Documents.

### **Core Strategy Policy 6 (CS6) - Community Facilities**

1. Priority will be given to the provision of facilities that contribute towards the sustainability of communities. In particular, the needs of the growing population of Ingleby Barwick should be catered for.
2. Opportunities to widen the Borough's cultural, sport, recreation and leisure offer, particularly within the river corridor, at the Tees Barrage and within the Green Blue Heart, will be supported.

3. The quantity and quality of open space, sport and recreation facilities throughout the Borough will be protected and enhanced. Guidance on standards will be set out as part of the Open Space, Recreation and Landscaping Supplementary Planning Document.

4. Support will be given to the Borough's Building Schools for the Future Programme and Primary Capital Programme, and other education initiatives, the expansion of Durham University's Queen's Campus, and the provision of health services and facilities through Momentum: Pathways to Healthcare Programme.

5. Existing facilities will be enhanced, and multi-purpose use encouraged to provide a range of services and facilities to the community at one accessible location, through initiatives such as the Extended Schools Programme.

### **Core Strategy Policy 10 (CS10) Environmental Protection and Enhancement**

1. In taking forward development in the plan area, particularly along the river corridor, in the North Tees Pools and Seal Sands areas, proposals will need to demonstrate that there will be no adverse impact on the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site, or other European sites, either alone or in combination with other plans, programmes and projects. Any proposed mitigation measures must meet the requirements of the Habitats Regulations.

2. Development throughout the Borough and particularly in the Billingham, Saltholme and Seal Sands area, will be integrated with the protection and enhancement of biodiversity, geodiversity and landscape.

3. The separation between settlements, together with the quality of the urban environment, will be maintained through the protection and enhancement of the openness and amenity value of:

i) Strategic gaps between the conurbation and the surrounding towns and villages, and between Eaglescliffe and Middleton St George.

ii) Green wedges within the conurbation, including:

- \_ River Tees Valley from Surtees Bridge, Stockton to Yarm;
- \_ Leven Valley between Yarm and Ingleby Barwick;
- \_ Bassleton Beck Valley between Ingleby Barwick and Thornaby;
- \_ Stainsby Beck Valley, Thornaby;
- \_ Billingham Beck Valley;
- \_ Between North Billingham and Cowpen Lane Industrial Estate.

iii) Urban open space and play space.

4. The integrity of designated sites will be protected and enhanced, and the biodiversity and geodiversity of sites of local interest improved in accordance with Planning Policy Statement 9: Biodiversity and Geological Conservation, ODPM Circular 06/2005 (also known as DEFRA Circular 01/2005) and the Habitats Regulations.

5. Habitats will be created and managed in line with objectives of the Tees Valley Biodiversity Action Plan as part of development, and linked to existing wildlife corridors wherever possible.

6. Joint working with partners and developers will ensure the successful creation of an integrated network of green infrastructure.

7. Initiatives to improve the quality of the environment in key areas where this may contribute towards strengthening habitat networks, the robustness of designated wildlife sites, the tourism offer and biodiversity will be supported, including:

- i) Haverton Hill and Seal Sands corridor, as an important gateway to the Teesmouth National Nature Reserve and Saltholme RSPB Nature Reserve;
- ii) Tees Heritage Park.

8. The enhancement of forestry and increase of tree cover will be supported where appropriate in line with the Tees Valley Biodiversity Action Plan (BAP).

9. New development will be directed towards areas of low flood risk, that is Flood Zone 1, as identified by the Borough's Strategic Flood Risk Assessment (SFRA). In considering sites elsewhere, the sequential and exceptions tests will be applied, as set out in Planning Policy Statement 25: Development and Flood Risk, and applicants will be expected to carry out a flood risk assessment.

10. When redevelopment of previously developed land is proposed, assessments will be required to establish:

- \_ the risks associated with previous contaminative uses;
- \_ the biodiversity and geological conservation value; and
- \_ the advantages of bringing land back into more beneficial use.

**Supplementary Planning Document 3: Parking Provision for New Developments** sets out the Council's standards for parking associated with new development.

**Planning Policy Statement 1 (PPS1):** 'Delivering Sustainable Development' seeks to ensure that planning facilitates and promotes sustainable and inclusive patterns of urban and rural development. PPS1 also states that where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

**Planning Policy Statement 9 (PPS9):** sets out planning policies on protection of biodiversity and geological conservation through the planning system.

**Planning Policy Guidance Note 13:** Transport seeks to integrate planning and transport by reducing the reliance on the motor car, encouraging the use of more sustainable transport choices, reduce the need to travel, and promote accessibility to jobs, shopping, leisure facilities and services by public transport, cycling and walking.

**Planning Policy Guidance Note 17:** Planning for Open Space, Sport and Recreation seeks to ensure that provision is made for local sports and recreation facilities (both either through an increase in number of facilities or through improvements through existing facilities) where planning permission is granted for new developments.

**Planning Policy Statement 23:** Planning and Pollution Control advises on the role of the Local Planning Authority in terms of development and the quality of land, air and water.

**Planning Policy Guidance 24:** 'Planning and Noise' provides guidance on how the planning system can be used to minimize the adverse impact of noise without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of business. It outlines some of the main considerations which local planning authorities should take into account in drawing up development plan policies and when determining planning applications for development which will either generate noise or be exposed to existing noise sources.

**Planning Policy Statement 25:** Development and Flood Risk seeks to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe without increasing flood risk elsewhere and where possible, reducing flood risk overall.

**Ministerial Statement from Greg Clark**

“When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant - and consistent with their statutory obligations - they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing

(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity)

(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date

(v) Ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

## **MATERIAL PLANNING CONSIDERATIONS**

39. The main considerations of this application relate to the impact of the proposed development on the locality in terms of residential amenity, vehicular access and highway safety, flood risk, ecology and nature conservation and other material planning considerations and whether it satisfies the requirements of the Local Plan Policies.

### **Site Characteristics, Detailed Design and Residential Amenity**

40. Residential properties are situated to the south of the Site on Talbot Street. Community consultation has been carried out in relation to the proposed redevelopment and the comments received helped shape the submission of the planning application for the layout and design.

41. It is considered that the siting and design of the building seeks to minimise any potential impact on the amenity of neighbouring properties through loss of privacy, noise pollution etc. The main building has been located away from the residential properties and tree and shrub planting between the car parking and the streetscape along Talbot Street will provide a soft edge and buffer.

42. In terms of the scale and appearance of the building, the buildings height is appropriate in scale within the context of the surrounding area and features two and three storey accommodation to add visual interest and creates a simple building form which gives presence and a sense of place and provides an effective gateway to Stockton. Furthermore it should be noted that the proposed building is located to the north of Talbot Street and therefore there would be no direct impact on sunlight to the properties. It is therefore considered that the proposed layout has been designed with adequate distances and designed to negate any overlooking and would not be visually intrusive or overbearing.

43. In respect of the materials and design, it is considered that the proposal would create a contemporary building which whilst distinct from its immediate surroundings reflects an innovative

building fit for the modern operational function of a contemporary educational facility. The modern design also continues the architectural theme of the recently completed Clarence Street Health centre and establishes a quality benchmark for future redevelopment of the local area and will transform a site which in its current condition visually detracts from the area.

44. A number of sustainable building measures are incorporated into the design of the building, including the use of on site renewable resources delivering 10% of renewable energy via the use of renewable/low carbon technology. Furthermore the building will satisfy BREEAM rating 'very good' incorporating ground source heat pumps; rainwater harvesting; photovoltaic/solar energy collection systems. The building has been designed for good solar orientation to provide passive heat gains during winter and natural ventilation. In order to fully reflect the objectives of development plan policy, the development proposals should have embedded within them a minimum of 10 percent of their energy from renewable energy sources. It is proposed to secure this through a planning condition.

45. The Environmental Health Manager has considered the proposal and raises no objection subject to conditions.

#### Other Matters

46. An assessment of the site and buildings has been undertaken to identify and assess nature conservation of the site including any potential impact of the site redevelopment on protected species, habitats and local biodiversity in general. None of the habitats on the site have been identified with species rare, threatened or protected with statutory designations. Trees removed, as part of the development will be replaced as part of the re-development proposal and enhancement opportunities will be sought to provide more species rich habitats and thereby increase biodiversity.

47. A Flood Risk Assessment accompanies the application and identifies the main part of the site falls within Flood Zone 3 with a need to demonstrate any flood risk associated with the proposed development can be satisfactorily managed. The scheme incorporates a number of measures to reduce any risk of flooding to the school or surrounding area. Extensive discussions have taken place with the Environment Agency following their initial comments, which at the time of publication of this report is currently examining the proposal, and therefore in the absence of any final formal comments the recommendation is one of minded to approve subject to resolution of any issues should they be raised by the Environment Agency.

48. In terms of site contamination the Environmental Health Unit have considered land contamination and raise no objection to the proposal and accordingly the proposal does not conflict with Planning Guidance in respect of contaminated land.

49. The site is designated under the Local Plan as protected urban open space. It should be noted that the proposed building Academy, new playing fields, multi-use games area (MUGA), parking areas and access road will be constructed over the previous built sport provision footprint and Sport England are supportive of the amount of green space provided and the upgrade of the space being brought back into sporting use. In addition it is considered that the facility will provide for a first class educational facility for the Borough as well as providing a facility for the wider community and therefore such benefits should be awarded significant weight.

#### Means of Access, Parking and Traffic Issues

50. The Head of Technical Services has considered the proposal and raises no objection on highway grounds to the proposed development.

51. A Transport Assessment (TA) has been prepared for both the North Shore Health Academy and the already approved My Place development. This proposal revises the My Place development

so that it is no longer a separate building. The TA was commissioned to ensure that the development could operate in traffic and highway safety terms from Norton Road. The TA demonstrates that junction improvements are necessary at the Norton Road/Talbot Street junction and traffic signals are proposed. This work will be undertaken prior to the opening of the development. The TA also concludes that whilst other junctions in the vicinity are at or close to capacity the operation of those junctions will not materially change with the opening of the Academy.

52. School Travel Plans have been produced in the past by both Blakeston and Norton Schools; these schools have now combined on the Blakeston School site as the Northshore Health Academy. This proposal is intended to relocate the Academy to the former Tilery site. Both School Travel Plans include positive measures and actions. As part of the TA for this development there have been postcode plots of the modal trips by the students to the 'Blakeston' site along with an analysis of the walking and cycling isochrones around the new site. This information, in conjunction with the historic data from the Norton School site, will be used to form the basis of an outline travel plan for Northshore Health Academy. This will be carried out by the Academy in conjunction with Technical Services.

53. It has been demonstrated that access to the site can be gained by both refuse vehicle and coach and pedestrian access to the site is acceptable with a large pedestrian frontage available along Norton Road. Talbot Street is traffic calmed so there are no highway safety concerns regarding the increase in pedestrians in this location. The pedestrian entrances have been located where pedestrian desire lines are likely to exist, this is acceptable in order to prevent vehicle/pedestrian conflict, and in addition the car park landscaping will be used to assist the movement of pedestrians around the site.

54. Cycle storage is available at the site and cycle links into the site are also available to the rear of the building to the cycle route adjacent to Lustrum Beck and also from Norton Road. As part of the previous consented Queens Park Development on the west side of Norton Road cycle links would be provided towards the site and it is proposed that a toucan crossing is included to assist pedestrian and cycle movements across Norton Road.

55. Car parking is acceptable for both the Academy and My Place uses and accords with the Council's Supplementary Planning Document 3: Parking Provision for development 2011. There are 182 parking spaces available that are accessed from 2 points on Talbot Street. It is proposed that the staff parking area will be controlled via an automatic barrier system to prevent parent drop off in this area. The My Place and parent drop off areas operate with an 'in' and an 'out' to aid circulation around the site. Visibility at both egresses onto Talbot Street is acceptable.

56. During the construction of the development, there will be a signed left in/left out on Norton Road for access to the site and off street parking will be provided for HGV's and construction vehicles within the site.

57. It is noted that a member of the public refers to the loss of a Public Right of Way (PRoW), there is no such right of way within the boundary of the site and any use has been permissive. It is however proposed that a new route will be created along Lustrum Beck as part of the Green Infrastructure proposals that will link into the existing path accessed off Norton Road and the bridge that currently affords access into the former Swainby Road housing site. The PRoW that runs adjacent to the proposed running track lies beyond the limits of this application and remains unaffected by these proposals.

## **CONCLUSION**

58. Overall the nature and scale of the development is acceptable and parking provision and access is satisfactory. It is considered that the site could satisfactorily accommodate the proposal

without any undue impact on the amenity of any adjacent neighbours and does not conflict with policies in the Development Plan.

**Corporate Director of Development and Neighbourhood Services**  
**Contact Officer Mr Gregory Archer Telephone No 01642 526052**

#### **WARD AND WARD COUNCILLORS**

**Ward**                                **Stockton Town Centre**  
**Ward Councillor**                **Councillor D. W. Coleman**

**Ward**                                **Stockton Town Centre**  
**Ward Councillor**                **Councillor P. Kirton**

#### **Financial Implications:**

As Report

#### **Environmental Implications:**

As Report

#### **Human Rights Implications:**

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

#### **Community Safety Implications:**

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report

#### **Background Papers**

The Town and Country Planning Act 1990.

Stockton on Tees Local Plan Adopted Version June 1997

Core Strategy Development Plan Document March 2010

Supplementary Planning Document 3: Parking Provision for New Developments

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 9: Biodiversity and Geological conservation

Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation

Planning Policy Guidance 13: Transport

Planning Policy Statement 23: Planning and Pollution Control

Planning Policy Guidance 24: Planning and Noise

Planning Policy Statement 25: Development and Flood Risk

Application numbers 09/2964/LA