

4 January 2024

Reference  
KP0120 PWS Post Planning

Cc  
Mr Alex Taylor, Morgan  
Sindall

Page  
1 of 3

Katherine Hale  
Planning Department (former East Northants)  
North Northamptonshire Council  
Fletton House  
Oundle  
PE8 4JA

Dear Katherine

**Subject: Approval of details reserved by condition; Prince William School, Herne Road, Oundle, Peterborough PE8 4BS**

We submit an application on behalf of our client, East Midlands Academy Trust (EMAT) (“the Trust”) which is the applicant, via a funding agreement with North Northamptonshire Council (NNC) (“the Council”), which is the local planning authority (“LPA”), for the approval of conditions 12, 13, 14, 15 and 16 attached to planning permission ref: NE/23/00364/FUL approved 21 September 2023 for the above site. The description of development is:

*Demolition of the existing sports hall, a new sports hall (4 court) to Sports England design standards, refurbishment of the existing sports hall to provide changing facilities, dance studio, teaching and group rooms and other support facilities for school and community use including school exams, alterations to the existing car park for school buses and cars, including a new traffic island, pupil drop-off and collection area, and safe crossing points.*

The conditions wording is set out below, with respective evidence recorded to approve the detail.

**Planning Condition 12** - landscape management and maintenance plan (LEMP), states:

Prior to the commencement of landscaping works, a landscape management and maintenance plan (LEMP), including details of measures to protect and enhance existing flora, fauna and habitats within the development site shall be submitted to and approved by the Local Planning Authority in writing. The landscape management and maintenance plan shall be carried out as approved. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

The condition 12 approval is supported by the following document:

- Landscape Management and Maintenance Plan, prepared by Wynn-Williams Associates;

4 January 2024

Reference

KP0120 PWS Post Planning

Cc

Mr Alex Taylor, Morgan  
Sindall

Page

2 of 3

Planning Condition 13 - details of measures to enhance ecological features/habitats on the site, including bat and bird boxes/bricks, states:

Prior to the commencement of works above ground floor level, details of measures to enhance ecological features/habitats on the site, shall be submitted to and approved in writing, by the Local Planning Authority. The details are expected to include bat and bird boxes/bricks to be incorporated into the new sports hall building. The approved measures shall then be implemented as per the approved details as part of the construction of the development. The agreed measures shall be in place before the first use of the sports hall and shall thereafter be retained in the agreed manner in perpetuity.

The condition 13 approval is supported by the following document:

- Habitat Plan, prepared by Wynn-Williams Associates;

Planning Condition 14 - details of all external materials, states:

Prior to the construction of the development above ground floor level, details of all external materials to be used for the sports hall (including colour / finish) shall be submitted to, and approved in writing by the Local Planning Authority. The details to be submitted shall include the external walls, roof, windows and doors. Thereafter the development shall be constructed as per the approved details and retained as such in perpetuity.

The condition 14 approval is supported by the following documents:

HKS drawings:

- PWSR-HKS-AA-ZZ-D-A-2001
- PWSR-HKS-AA-ZZ-D-A-2002
- PWSR-HKS-AA-ZZ-LS-A-4002

Planning Condition 15 and 16 relate to a sustainable surface water management strategy and drainage scheme. They state, respectively:

15. No drainage works shall commence until a sustainable surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hardstanding areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

16. Before any above ground works commence full details of the sustainable surface water drainage scheme for the site, will be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

4 January 2024

Reference  
KP0120 PWS Post Planning

Cc  
Mr Alex Taylor, Morgan  
Sindall

Page  
3 of 3

The scheme shall include

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

ii) details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations;

iii) cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes\* and other flow control devices;

iv) Infiltration test results to BRE 365.

The condition 15 and 16 approval is supported by the following documents:

- Flood Risk Assessment Rev P03, Prepared by Couch Consulting Engineers.

\* Please note that the scheme includes **NO hydrobrakes** and therefore part (iii) is already met. We would be grateful if you could please advise the LLFA consultee;

I trust the application can be registered promptly and I look forward to receiving confirmation. If you have any queries, please let me know

Yours sincerely



Tom Darwall-Smith MA MRTPI  
Director