

Star Radcliffe Academy – Proposed New Secondary School: Spring Lane, Radcliffe

Planning Statement



September 2023

Client: Morgan Sindall Construction / The Department for Education

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Appendix A: Outdoors Sports Pitches and SUDS Indicative Specification

1. Introduction

Scope and Purpose

- 1.1.1 This Planning Statement has been prepared by Tetra Tech on behalf of our clients, the Department for Education and Morgan Sindall Construction, to support plans for a new secondary school at the identified site to the north of Spring Lane in Radcliffe. The site has been identified to accommodate the new Star Radcliffe Academy school.
- 1.1.2 This statement outlines the development proposals presented and the planning considerations for the scheme. The detailed planning application put forward specifically relates to the new secondary school building, its supporting outdoor sports facilities and infrastructure and also the required access road to connect to Spring Lane.
- 1.1.3 A separate planning application has been submitted which seek permission for the demolition of the existing Radcliffe Leisure Centre and Spring Lane School buildings on the site and for the construction of temporary school accommodation to be used by Star Radcliffe Academy during the period which the new permanent school is under construction (planning application reference 70002).

Application Documents

- 1.1.4 This Statement should be read alongside the following plans and documents submitted in support of the application;
- Supporting Suite of Drawings;
 - Site Location Plan (1:1,250) - Dwg no. FS1013-ALA-EX-ZZ-D-L-0039 P03;
 - Site Layout as Existing Plan / Block Plan (1:500) - Dwg no. FS1013-ALA-EX-ZZ-D-L-0002 P02;
 - Photographic Survey of Spring Lane School and Radcliffe Leisure Centre;
 - Whole Site Plan – Dwg no. FS1013-ALA-EX-ZZ-D-L-0001 P04;
 - Site Landscaping Plan – Overview – Dwg no. FS1013-ALA-EX-ZZ-D-L-0004 P02;
 - Planting Plan – Dwg.no FS1013-ALA-EX-ZZ-D-L-0010 P02;
 - Fencing Arrangement Plan (Proposed) – Dwg no. FS1013-ALA-EX-ZZ-D-L-0012 P02;
 - Levels Plan – Overview - Dwg no. FS1013-ALA-EX-ZZ-D-L-0013 P02;
 - Site Sections 1 of 2 - Dwg no. FS1013-ALA-EX-ZZ-D-L-0019 P02;
 - Site Sections 2 of 2 - Dwg no. FS1013-ALA-EX-ZZ-D-L-0020 P02;
 - Security Strategy - Dwg no. FS1013-ALA-EX-ZZ-D-L-0021 P02;
 - Access Strategy – Staff and Students - Dwg no. FS1013-ALA-EX-ZZ-D-L-0022

- P02;
 - Access Strategy – Community Use - Dwg no. FS1013-ALA-EX-ZZ-D-L-0023 P02;
 - Access Strategy – Servicing - Dwg no. FS1013-ALA-EX-ZZ-D-L-0024 P02;
 - Access Strategy – Parking Strategy - Dwg no. FS1013-ALA-EX-ZZ-D-L-0026 P02;
 - Green Infrastructure Strategy – Dwg no. FS1013-ALA-EX-ZZ-D-L-0028 P02;
 - Tree Retention and Removal Plan - Dwg no. FS1013-ALA-EX-ZZ-D-L-0031 P02;
 - External Sports Provision - Dwg no. FS1013-ALA-EX-ZZ-D-L-0041 P03;
 - Ground Floor + Sports – Dwg no. FS1013-AHR-01-00-D-A-2001 P13;
 - First Floor – Dwg no. FS1013-AHR-01-01-D-A-2002 P10;
 - Second Floor – Dwg no. FS1013-AHR-01-02-D-A-2002 P10;
 - Roof Plan – Dwg no. FS1013-AHR-01-RF-D-A-2003 P05;
 - Sport Hall – Dwg no. FS1013-AHR-01-00-D-A-2050 P01;
 - Strip Sections 1-2 - FS1013-AHR-01-ZZ-D-A-2021 P05;
 - Strip Sections 2-2 - FS1013-AHR-01-ZZ-D-A-2022 P03;
 - Elevations (Proposed) - FS1013-AHR-XX-ZZ-D-A-2010 P06;
- Landscape Outline Specification;
- Design and Access Statement;
- Landscape Visualisations;
- Transport Statement;
 - Including Framework Travel Plan
- Tree Survey;
- Arboricultural Impact Assessment;
- Ecology Reports;
 - Extended Phase 1 Habitat Survey;
 - Bat Activity Survey Report;
 - Preliminary Bat Roost Assessment Report;
 - Bat Surveys Report;
 - Great Crested Newt Survey Report;
 - Biodiversity Enhancement Measures;
 - Assessment of Biodiversity;
- Flood Risk Assessment;
- Outline Drainage Strategy;
- Coal Mining Report;
- Phase 1 Geotechnical and Geoenvironmental Desk Study;
- Phase 2 Geotechnical and Geoenvironmental Ground Investigations Report;
- Noise Study Report;

- Topographical and Utilities Survey;
- Construction and Demolition Management Plan;
- Air Quality Assessment;
- External Lighting Strategy;
- Energy Statement;
- Statement of Community Involvement;
- Crime Impact Statement.

2. Project Background

- 2.1.1 The planning application seeks detailed planning permission for the new Star Radcliffe Academy which will be a free secondary school.
- 2.1.2 The description of development for the application is as follows;
- 2.1.3 *"Erection of new secondary school alongside supporting sports facilities, car parking, landscaping, site infrastructure, new access road and associated access infrastructure."*
- 2.1.4 The proposals are being brought forward to meet an established need for additional free secondary school places in the Radcliffe locality as part of the Local Authority's identified schools strategy.
- 2.1.5 Star Academies is one of the country's leading education providers, who are successfully operating both primary and secondary schools throughout the UK, including schools across Lancashire and Greater Manchester. Star's track record of success has led to the Department for Education selecting them to operate the proposed new school.
- 2.1.6 The new Star Radcliffe Academy would be a non-faith 5-form entry school, with capacity to accommodate 750 students from years 7-11. In each year group the Academy would accommodate 150 students.
- 2.1.7 The construction programme for the project plans for work on the site to commence in March 2024 with completion of the permanent school building planned for May 2025. During the construction period, it is planned for temporary teaching accommodation to be utilised on the site to be used for the first two terms of the 2024-25 academic year.
- 2.1.8 The leisure centre's facilities are planned to be relocated to the new Civic Hub development within Radcliffe town centre, which recently received planning permission in July 2023. The Spring Lane pupil referral unit (PRU) secondary school is also planned to be relocated to a separate facility within the local area.

The Application Site and Surroundings

- 2.1.9 The application site is entirely under the ownership of Bury Council. It encompasses

an area of approximately 6 hectares located to the north of Spring Lane. The site is bounded by Spring Lane to the south, the Metrolink line to the east and residential properties to the west located on Heap Street and Shirebrook Drive. To the north of the site is the Manchester, Bolton and Bury Canal and an area of woodland on land which formerly accommodated a railway line and sidings, which is now disused and rewilded. To the west, beyond the site's boundary, is a public right of way (the 'Banana Path'), which is unaffected by these proposals, and connects Spring Lane with the canal to the north.

- 2.1.10 A collection of buildings on the site together accommodate the temporary Radcliffe Leisure Centre and the Spring Lane PRU secondary school. The site formerly accommodated the Radcliffe Riverside Secondary School (also known as the Coney Green High School), with some of the previous secondary school buildings still retained on site to help house the existing leisure centre and PRU school. Further school buildings which previously stood on the site have since been demolished. The leisure centre's swimming pool is an above ground installation, accommodated within a temporary building.
- 2.1.11 Spring Lane School currently has use of a MUGA court (multi-use games area) on the site. On the northern part of the site are hard standing car parking areas used by Spring Lane School. The north-western parts of the site are occupied by redundant grassed areas, which formerly provided sports pitches for the former secondary school use. This land is now redundant and is understood to have not been used for sports pitches since the closure of the Radcliffe Riverside Secondary School in 2004.
- 2.1.12 The application site's topography generally slopes down from north-west to south-east.
- 2.1.13 There are no designated heritage assets on the site. There are no tree preservation orders or protected habitats on the site. The site is entirely located within Flood Zone 1.
- 2.1.14 The site's frontage with Spring Lane accommodates a number of trees. Further trees and vegetation are found along the length of the eastern boundary where the site abuts the Metrolink embankment. Trees also line parts of the Banana Path public right of way on the western side of the site.

- 2.1.15 Radcliffe Metrolink Station is located to the south of the site, supported by a designated park and ride car park. The Metrolink line and its embankment traverses alongside the eastern boundary of the site. Radcliffe Town Centre is found circa 0.6km to the south-west of the site.
- 2.1.16 The site represents a highly sustainable location, situated within close proximity to the town centre as set out above, to a number of bus stops, as well as the Radcliffe Metrolink Station. The closest public bus stop is found immediately adjacent to the site on Spring Lane, next to the Metrolink park and ride car park, from which a number of local bus services can be accessed. The Metrolink provides direct access to destinations across Greater Manchester. The neighbouring canal provides a designated cycle route through the area.

Pre-application Engagement

- 2.1.17 Detailed pre-application engagement has been undertaken with the Local Planning Authority and Local Highway Authority.
- 2.1.18 A public consultation was also undertaken in August 2023 in advance of the submission of the planning application, with opportunity provided for local residents and stakeholders to provide comment on the draft proposals.

3. The Proposals

- 3.1.1 The application proposals would provide for a comprehensive redevelopment of the site, following the demolition of the existing buildings. The design proposals are for the construction of a new three-storey school building in a 'superblock' design, located on the north-western part of the site. A new sports hall building would stand alongside the main school building with the wider site remodelled to provide supporting outdoor sports facilities, transport infrastructure, outdoor pupil amenity spaces and complementary landscaping.
- 3.1.2 To provide vehicle access to the Academy, a new access road is proposed from Spring Lane. A new priority junction would provide connection to Spring Lane. Access into the Academy would be taken from a new roundabout junction. The highways design allows opportunity for a further arm to the roundabout to be formed to the north. This would be to allow for a potential future access road to be created to the land immediately to west of the proposed school.
- 3.1.3 A designated pupil drop-off area is included within the proposals to the east of the new access road. This infrastructure would reduce the need for vehicles to enter the school site and provide opportunity for vehicles undertaking a drop-off to do so safely, away from the main carriageway. A dedicated pedestrian footway would be provided from the pupil drop-off to the Academy's entrance to ensure safe passage of pedestrians.
- 3.1.4 A new car park with a total of 92 parking spaces is proposed. This would include accessible bays as well as provision for electric vehicle charging. Dedicated cycle parking facilities would also be provided. Within the car park, designated coach and servicing vehicles laybys are incorporated to effectively accommodate safe access and parking for these larger vehicles.
- 3.1.5 The Academy would provide 6,015 sq.m of floorspace across its three floors of teaching accommodation and indoor sports facilities. The school building's design is focused around a central double height dining hall and an assembly hall featuring tall curtain wall glazing which will offer views to the east out to the outdoor play spaces and sports pitches.
- 3.1.6 Alongside traditional classrooms the school's teaching spaces will include designated

science, ICT, art, music, food technology and design and technology classrooms as well as a student library. The Academy will also include a designated Special Educational Needs (SEN) wing, with adjacent access to a SEN garden. A lift would provide access to the upper floors, providing level access for users with mobility needs.

- 3.1.7 The Academy would be supported by new sports facilities, tailored to the educational needs and PE curriculum of the Academy. The indoor sports facilities include a sports hall, activity studio and designated changing rooms. Outdoor sports facilities include a 3G playing pitch, a 2G short pile playing pitch (suitable for hockey) and a hard surfaced 3 court multi-use games area (MUGA). The sports facilities would be made available for use by the community outside of school hours. A dedicated entrance is included for community use.
- 3.1.8 The Academy's outdoor areas would be enhanced through a quality soft and hard landscaping scheme. The proposals include the planting of circa 111no. trees across the site, alongside complementary native shrub, hedgerow and meadow planting, providing a calming environment. The use of the outdoor spaces would be encouraged through incorporating seating opportunities, informal grassed areas and a habitat/outdoor learning space in the north-eastern corner of the site. The strategy for the drainage of surface water includes incorporating a drainage basin in the southern half of the site. Appropriate boundary fencing would be installed to provide appropriate security measures.
- 3.1.9 The Academy has been designed with sustainability at its core. The Academy would achieve carbon net zero in operation. This would be achieved through generating renewable energy with photo-voltaic panels on the building's roof and energy efficient installations, such as air source heat pumps.

4. Planning History

4.1.1 A review of Bury Council's planning database has identified a number of historic planning applications for the site. These are summarised in the table below;

Application Reference	Address	Description	Decision
66805	Land to rear of Spring Lane School, Spring Lane School, Spring Lane, Radcliffe, M26 2SS	Non-Material Amendment following approval of application 66098 to make changes to the layout of the vehicle entrance and access arrangements, pedestrian footpath, drainage provision, signage and deletion of some additional lighting columns and CCTV from scheme.	Approved 28/04/2021
66098	Land to rear of Spring Lane School, Spring Lane School, Spring Lane, Radcliffe, M26 2SS	Provision of a temporary car park for 250 no. spaces for a temporary period whilst works are undertaken at Radcliffe and Whitefield Metrolink car parks; erection of new boundary fencing, lighting and CCTV and works to existing access.	Approved 15/12/2020
59386	Coney Green High School Site, Spring Lane, Radcliffe, M26 2SZ	Creation of multi-use games area with erection of security fencing/entrance gates and floodlighting for nighttime use in connection with new pupil referral unit and sports centre.	Approved 19/01/2016
58360	Radcliffe Riverside High School, Spring Lane, Radcliffe, Manchester, M26 2SZ	Refurbishment of part of the former High School to create a Pupil Learning Centre; Single storey extension and associated works.	Approved 24/04/2015
58463	Radcliffe Riverside High School, Spring Lane, Radcliffe, Manchester, M26 2SZ	Prior Notification of proposed partial demolition of the former Radcliffe Riverside High School and Southern classrooms and courtyard.	Approved 20/03/2015
58244	Radcliffe Riverside High School, Spring Lane, Radcliffe, Manchester, M26 2SZ	Erection of demountable structure containing swimming pool tank and changing facilities together with change of use 4 no. classrooms into gym and changing facilities.	Approved 13/01/2015
56313	Radcliffe Riverside High School, Spring Lane, Radcliffe, Manchester, M26 2SZ	Erection of 2.4m high fencing and gates.	Approved 03/07/2013

56310	Radcliffe Riverside High School, Spring Lane, Radcliffe, Manchester, M26 2SZ	Prior notification of proposed demolition of two portacabins at rear.	Approved 12/06/2013
45672	Coney Green High School Site, Spring Lane, Radcliffe, M26 2SZ	Outline application: Residential development including associated infrastructure and open space.	Approved 14/09/2007

5. Policy Context

National Planning Policy Framework (NPPF)

- 5.1.1 The NPPF sets out the overarching strategic planning policies for which all development proposals are to be assessed against. At the heart of the NPPF is the presumption in favour of sustainable development which seeks to ensure development is pursued in a positive manner (paragraph 10).
- 5.1.2 Paragraph 8 provides three overarching objectives to achieving sustainable development in the planning system. The three interdependent objectives are described as follows;
- 5.1.3 ***"an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;***
- 5.1.4 ***a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and***
- 5.1.5 ***an environmental objective – to protecting and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapt to climate, including moving to a low carbon economy."***
- 5.1.6 Paragraph 11 affirms that in applying the presumption in favour of sustainable development, for decision-taking this means;
- 5.1.7 ***"approving development proposals that accord with an up-to-date development plan without delay."***
- 5.1.8 Chapter 8 on 'Promoting Health and Safe Communities' at Paragraph 95 specifically address the need for the provision for school places and states;
- 5.1.9 ***"It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive,***

positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.”

5.1.10 It goes on to indicate that local authorities should;

5.1.11 *“Give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications”.*

5.1.12 Chapter 11 promotes the effective use of land, including promoting the use of brownfield land. To encourage and achieve this objective, Paragraph 120 states that planning decisions should:

- *“Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs and support appropriate opportunities to remediate despoiled, degraded, derelict contaminated or unstable land; and*
- *Promote and support the development of under-utilised land and buildings.”*

5.1.13 Paragraph 122 goes on to identify that planning decisions should reflect changes in demand for land and in doing so should support proposals for alternative uses which would contribute to meeting an unmet need for development in the area.

National Planning Practice Guidance (NPPG)

5.1.14 The NPPG should be taken as a material consideration in the determination of planning application. Of specific relevance to this application, is the guidance for **‘Determining a Planning Application’** which at paragraph 028 states:

5.1.15 *“Local authorities need to consider whether children’s best interests are relevant to any planning issue under consideration.”*

5.1.16 Planning guidance includes the policy statement, ‘Planning for Schools Development’, published in August 2011 by the Department for Communities and Local Government (DCLG).

5.1.17 The policy statement sets out the Government’s strong commitment to support the development of state-funded schools and their delivery through the planning system.

5.1.18 The policy statement establishes;

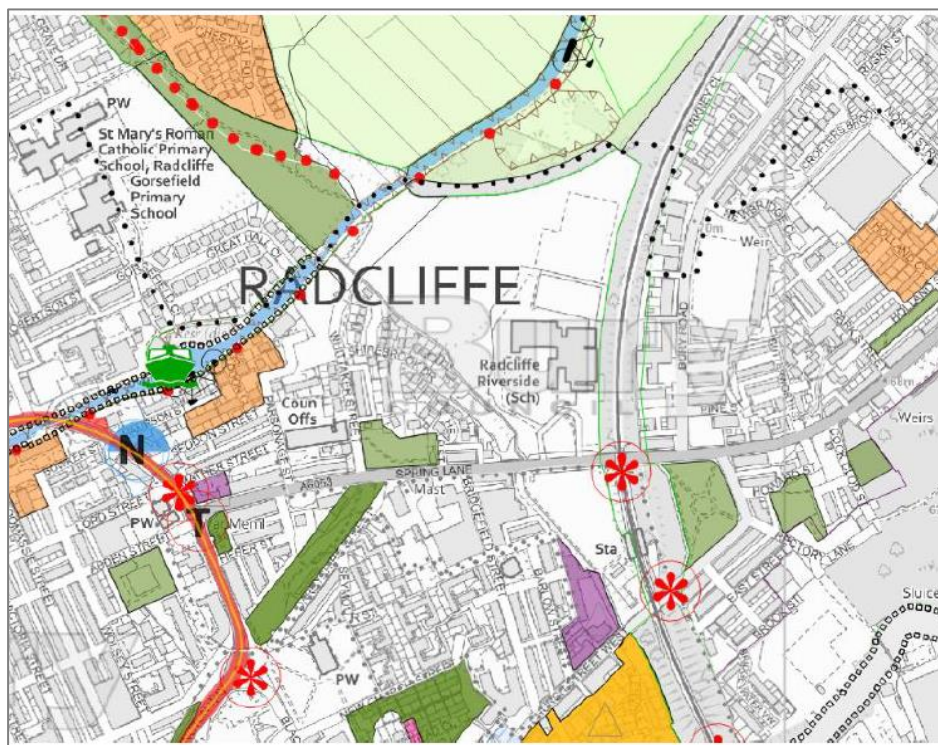
5.1.19 *“a presumption in favour of the development of state funded schools”.*

Local Planning Policy

- 5.1.20 The site falls wholly within the administrative boundary of Bury Council. The statutory development plan is the adopted Bury Unitary Development Plan (UDP) 1997.
- 5.1.21 The Council are in the process of developing a new local plan for the area, however no draft plan has been published for review at the time of writing.
- 5.1.22 The policy position applicable to the site, and relevant policies from the Local Plan are summarised below.

UDP Site Designation

- 5.1.23 The site itself is not specifically allocated for any use within the adopted UDP. The site is located within the Radcliffe Renewal Area (Policy H5/1/2).



Extract from Bury's adopted UDP Proposals Map

UDP Policies

Policy H5/1/2 Area Improvement - Radcliffe Renewal Area

- 5.1.24 The site is located within the Radcliffe Renewal Area, which is a focus area for larger scale improvements to the local housing environment. The policy lends support for urban renewal within the Radcliffe area.

Policy EN1/1 – Visual Amenity

- 5.1.25 This policy seeks to deter poor design, in indicating that development which would have a detrimental effect on views of prominent buildings of historical or architectural interest or the visual amenity of areas of environmental interest will not be permitted.

Policy EN1/2 – Townscape and Built Design

- 5.1.26 The policy indicates that the Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. This includes considerations of appearance and design, density, ease of access and relationship to a development's surrounding area.

Policy EN1/3 – Landscaping Provision

- 5.1.27 This policy clarifies that any development proposals will be required to make provision for incidental open space and landscaping to the Council's satisfaction.

EN1/5 Crime Prevention

- 5.1.28 The policy indicates that development proposals will be encouraged to include design features aimed at discouraging crime.

5.1.29 Policy EN4/2 Energy Efficiency

- 5.1.30 The Council seeks to encourage energy efficiency in development proposals through:
- the promotion of energy efficient modes of transport such as walking, cycling and public transport;
 - seeking the location of new development in areas easily accessible to public transport and local facilities; and
 - promoting the efficient use of energy in the design and layout of development.

Policy EN5/1 – New Development and Flood Risk

- 5.1.31 The council emphasises that it will not permit development where such development would be at risk of flooding or increase the likelihood of flooding elsewhere.

Policy EN6/3 – Features of Ecological Value

- 5.1.32 The Council will consider the effects of land use changes on existing features of ecological or wildlife value when assessing development proposals, detailing that proposals should seek to retain such features and incorporate them into any developments.

Policy EN7/2 – Noise Pollution

- 5.1.33 The Council will not permit development that will lead to unacceptable noise nuisance.

Policy EN8 – Woodland and Trees

- 5.1.34 The Council encourages the retention of trees, woods, copses and hedgerows and promotes natural regeneration and new and replacement tree planting throughout the Borough.

RT1/1 Protection of Recreation Provision in Urban Areas

- 5.1.35 The policy seeks to protect existing outdoor and indoor sports and recreation facilities (as shown on the UDP's Proposals Map). Exceptions to this policy are permissible where alternative provision for sports and recreation facilities is to be made available.

Policy RT2/3 – Education Recreation Facilities

- 5.1.36 Regarding educational facilities, the policy indicates that development will not be allowed where it would result in the loss of education recreation facilities. Exceptions will be permitted where it can be established that the site will not be needed in the longer term to meet educational requirements or where there will be an adequate supply of sports pitches and other recreation space within the neighbourhood.

5.1.37 Policy RT2/4 – Dual-Use of Education Facilities

- 5.1.38 The Council supports an increase in the number of recreational facilities with regards to the dual-use of education facilities and playing fields by the community.

Policy HT2 – Highway Network

- 5.1.39 The Council seeks to improve and maintain the existing network of roads and footpaths, preference will be given to developments that incorporate the following improvements in to their schemes;

- Improve road safety;
- Improve the operation and therefore the attractiveness of the public transport network;
- Improve or protect the economic viability of the Borough or local area;
- Improve the flow of traffic;
- Improve or protect the environment.

Policy HT2/4 – Car Parking and New Development

5.1.40 This policy requires all new developments to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards. The Council adopt maximum car parking standards which are set out within Supplementary Planning Document Guidance Note 11- Parking Standards.

Policy HT4 – New Development

5.1.41 This policy considers the location of new development and encourages proposals which;

- Support the principles of sustainable development;
- Assist the implementation of a balanced transportation strategy;
- Minimise the environmental impact of traffic.

Policy HT5 – Accessibility for those with Special Needs

5.1.42 This policy is aimed at improving accessibility, and the means of movement for the mobility impaired and those with special needs.

Policy HT6 – Pedestrians and Cyclists

5.1.43 This policy seeks to provide new and improved facilities for pedestrians and cyclists.

Policy HT6/1 – Pedestrian and Cyclist Movement

5.1.44 This policy will ensure that pedestrians and cyclists are able to move safely and conveniently. This will be achieved through measures which include:

- Eliminating points of conflict between pedestrians/cyclists and motor vehicles;
- Providing direct and convenient routes;
- Ensuring that routes are well lit and clearly signed;
- Ensuring that all proposals for development recognise the needs of pedestrians

and cyclists; and

- Providing secure cycle parking and identifying cycle routes, where appropriate.

Policy HT6/2: Pedestrian/Vehicular Conflict

- 5.1.45 The policy identifies that the Council will aim to avoid pedestrian and vehicular conflict through adopting various measures such as; improved pedestrian crossing facilities, proposals aimed to reduce traffic speed and clearly signed pedestrian routes.

Policy CF1: Proposals for New and Improved Community Facilities

- 5.1.46 This policy clarifies that any new proposals for new and improved community facilities will generally be looked on favourably.

Policy CF1/1 Location of New Community Facilities

- 5.1.47 This policy indicates that proposals for new and improved community facilities will be considered with regard provided to considerations including; their impact on residential amenity, traffic generation, the scale and size of development and accessibility.

Policy CF2: Education Land and Buildings

- 5.1.48 This policy states that the Council will consider favourably proposals for the provision, improvement and dual use of educational facilities.

Radcliffe Strategic Regeneration Framework (2020)

- 5.1.49 The Regeneration Framework, adopted in 2020, specifically identifies the site to provide for the delivery of a new secondary school, reflective of its potential to remedy the lack of access to local secondary school places in Radcliffe. The Framework sets out that the site is ideally located, easily accessible by foot, bus and tram.

Places for Everyone (PfE) Joint Development Plan

- 5.1.50 The Place for Everyone Joint Development Plan will provide a strategic spatial strategy for nine Council areas across Greater Manchester. The PfE Plan will deal with strategic planning matters of significance across the Joint Plan area.
- 5.1.51 Within the PfE Plan, the application site as well significant land further to the north beyond the canal all forms part of a draft allocation. This draft allocation referred to

as Policy JP Allocation 7 - Elton Reservoir, envisages a strategic residential-led development which will also incorporate a new secondary school.

- 5.1.52 The Plan is not currently adopted but is at an advanced point in its examination stage. Once adopted the Plan will form part of the statutory development plan. Prior to its adoption we understand that the local planning authority are currently providing limited weight to the policies contained within the Plan.

6. Planning Appraisal

Principle of Development

- 6.1.1 The application proposals seek to facilitate a new secondary school use at the site. The proposals are being brought forward to meet an established need for free secondary school places in the Radcliffe locality, as part of the Local Authority's identified schools strategy. The NPPF is clear that the Government places great importance on ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.
- 6.1.2 Educational use at this site is already an established use, with the site presently accommodating the Spring Lane PRU school. The site has also historically been used for educational use, being the former home of Radcliffe Riverside School, prior to its closure in 2004.
- 6.1.3 The application should be considered in the context of the local educational requirements and the need to support the delivery of further secondary school places within the area. The proposed plans will deliver a modern new secondary school for Radcliffe. It is planned that the permanent school building will be completed by May 2025 in order to accommodate the Academy's planned first in-take of pupils for the 2024-25 academic year, who will begin the school year within temporary teaching accommodation.
- 6.1.4 The existing buildings on the site are largely considered to have exceeded their lifespan. There are detailed plans in place for both the existing leisure centre facilities and the Spring Lane School to be relocated elsewhere in the local area, ensuring these community facilities will not be lost. Proposals for the Radcliffe Civic Hub, which will accommodate a replacement swimming pool and gym were awarded planning permission in July 2023 (ref.69388). The refurbishment of an existing facility for Spring Lane School at Spurr House on Pole Lane was awarded planning permission in June 2023 (ref. 69361).
- 6.1.5 In planning policy terms, the site is specifically identified within the Radcliffe Regeneration Framework for the delivery of a new secondary school.
- 6.1.6 UDP Policy CF1 states that the Council will look favourably at any proposals for new and improved community facilities. UDP Policy CF2 also states that the Council will

consider favourably proposals for the provision and improvement of educational facilities.

- 6.1.7 Additionally, it is important to note that the site represents previously developed land which is currently being under-utilised. The NPPF promotes the effective use of brownfield land and identifies that "*substantial weight*" should be given to using suitable brownfield land within settlements.
- 6.1.8 The site represents a highly sustainable location to accommodate a new school, adjacent to available local bus and Metrolink services.
- 6.1.9 With appropriate weight provided to the site's allocation in the Radcliffe Strategic Regeneration Framework to accommodate a new school and the supporting policies within the NPPF, NPPG and Local Plan, the principle for the proposed development is strongly supported by planning policy.

Design and Landscape

- 6.1.10 The proposals provide for a high-quality school, both in terms of internal teaching spaces but also externally, in offering a building and surroundings of architectural interest.
- 6.1.11 The proposed layout for the scheme has been influenced by the surrounding land constraints, namely the location of neighbouring residential uses, the adjacent Metrolink line, the site's topography which slopes down from north to south and the location of underground services. The school building's position within the site ensures that the main focus of activity within the site is favourably distanced from all neighbouring properties to limit any potential for the scheme to negatively impact the residential amenity enjoyed at surrounding properties. The proposed layout separates the Academy's car park area to the west of the building, from the outdoor amenity spaces and sports pitches to the east of the school building.
- 6.1.12 A three-storey building is proposed in a 'superblock' design, with the linked sports hall building being equivalent to two-storeys in height. The design approach allows the building to stand comfortably within its surroundings and the wider setting.
- 6.1.13 The school building's elevations are principally proposed to utilise a red brick, reflective of the predominant building material and character within the locality. A contrasting

dark brick is proposed to be used at the base of the building to visually accentuate the main entrance. The sports hall is proposed with a red brick base featuring a dark standing-seam cladding above. Feature relief brick detailing is proposed to number of the building's elevations to introduce visual interest.

- 6.1.14 The eastern elevation of the school building will incorporate two-storey in height curtain wall glazing system, providing light into the assembly hall, and views out across the outdoor play and sports pitches. Windows across the building are proposed with aluminium frames and brick reveals.



- 6.1.15 Visitors entering the site will approach along a dedicated tree lined pedestrian walkway which leads to the main entrance. The site's overall landscape design intends to create a holistic school landscape that is in keeping with the local surroundings. This primarily incorporates the retention of the majority of existing trees on the site where feasible, complemented by a new planting scheme of new trees, woodland, shrub, meadow grass land and amenity grass areas.
- 6.1.16 Suitable boundary treatment fencing would be introduced to provide a necessary secure line for the school.
- 6.1.17 A Design and Access Statement has been submitted as part of this application which further considers the design and landscape proposals and their relationship with the site surroundings. Computer Generated Images (CGIs) are also provided to help illustrate the design aspects and quality of the proposals.

- 6.1.18 The proposals are compliant with UPD Policies EN9 and EN1/1 and EN1/3 with respect to design and landscaping.

Highways and Transport

- 6.1.19 A Transport Assessment has been undertaken by VIA Solutions to consider the transport implications of the development. The Transport Assessment provides further details on the development proposals in respect to highways, access and parking matters and ultimately the compliance of the proposals with relevant national and local planning policies.

6.1.20 Highways Design and Access

- 6.1.21 To provide vehicle access to the Academy, a new access road leading to the north is proposed from Spring Lane. The access road would be taken from a new priority 'T' junction formed with Spring Lane. Access into the Academy would be taken from a new roundabout junction.

- 6.1.22 A designated pupil-drop location is proposed to the east of the access road, providing a facility for drop-offs to be completed safely and efficiently. This infrastructure would enable pupil drop-offs to be made without the need for vehicles to pull over on to the side of the carriageway or obstruct the highways network when undertaking a drop-off. It would also aid in limiting the number of vehicle movement required within the school's car park, to the benefit of pedestrian safety.

- 6.1.23 A dedicated pedestrian route would be provided from the pupil drop-off to the Academy's entrance to ensure safe passage for pedestrians. To the eastern side of the new access road a 3 metre bi-directional cycleway and a 2 metre footway is proposed, with a 2 metre pedestrian footway proposed on the western side of the road.

- 6.1.24 The identified access routes for pedestrians (students and staff), community users and servicing vehicles are illustrated in supporting plans provided. Access for all vehicles, including servicing vehicles would be through the single vehicle entrance point. Deliveries and servicing requirements would be undertaken using a designated layby at the northern end of the Academy's car park, which is well located with respect to access to the bin store location and to the school's kitchen.

- 6.1.25 The proposals present a safe environment for pedestrian as well as for vehicles to

access the site and undertake pupil drop-offs. The school building would be designed to be accessible to all groups of people, providing level access for all users.

6.1.26 The highway designs have been formulated so as to provide opportunity for the access road to potentially be extended in the future to the north from the roundabout junction shown. This is to allow for a potential access route to be created to serve the draft allocation identified in the PfE Joint Development Plan, referred to as Elton Reservoir (Policy JP Allocation 7). The Elton Reservoir draft site allocation site is primarily located on land to the north of the Manchester, Bolton & Bury Canal, extending as far as the A58 (Bury and Bolton Road). The draft policy within PfE identifies for a road connection to be provided to Spring Lane via the application site, alongside other highway works to serve the site allocation.

6.1.27 Any new road to be formed to the north from the proposed roundabout junction from which the school's access would be taken would need to be the subject of a separate planning application. This land is within the ownership of the Council who would therefore have control over how this area is ultimately progressed or developed.

6.1.28 In view of the draft allocation identified within the PfE Joint Development Plan, the Academy proposals have been designed to allow future access to the north for the delivery of this draft allocation.

6.1.29 Traffic Impacts

6.1.30 The supporting Transport Assessment provides detailed consideration to the anticipated traffic impacts associated to the proposed school development. The assessment provided has been informed by traffic surveys undertaken at neighbouring key junctions, with account provided for relevant committed developments and traffic growth forecasts.

6.1.31 Modelling of the key traffic junctions which would be influenced by the proposed school indicates that all junctions would continue to operate within capacity. The assessment undertaken indicates that the proposed school would not be anticipated to have a significant detrimental impact upon the operation of the surrounding highway network, and as such would comply with the requirements of UDP Policy HT2 and the NPPF.

6.1.32 Parking

- 6.1.33 The proposed car park would provide a total of 92no. parking spaces. This would include 6no. accessible spaces located adjacent to the main entrance.
- 6.1.34 The car parking proposals have been formulated based on the Academy's anticipated staffing numbers for the site and the associated staff parking needs, as well as the need to provide parking provisions for the community when accessing the available sports facilities outside of the school's core operating hours.
- 6.1.35 Within the car park, designated coach and servicing vehicles laybys are incorporated to effectively accommodate safe access and parking for these larger vehicles.
- 6.1.36 The parking proposals have been discussed at pre-application stage with the local planning authority and local Highway Authority.
- 6.1.37 Sustainable Travel
- 6.1.38 The site represents a highly sustainable location, with local bus services and the Manchester Metrolink accessible within a short walk from the site. For pedestrians a signalled crossing is in place which provides a safe crossing point over Spring Lane, adjacent to the site. The site's sustainable location is reflected in the Radcliffe Strategic Regeneration Framework which sets out that the site is ideally located.
- 6.1.39 Dedicated cycle parking provision is included to the west of the proposed main entrance. A total of 40no. covered cycle parking spaces are proposed.
- 6.1.40 This location for the cycle parking offers passive supervision from neighbouring staff office and teaching space windows, helping to provide security for bicycles and encouraging sustainable transportation options for staff and pupils.
- 6.1.41 Provision for electric vehicle charging (EVC) is to be included. The proposals include provision of 12no. EVC spaces, 2no. of which would be accessible parking bays.
- 6.1.42 The application is supported by a Framework Travel Plan which sets out the Academy's approach to promoting sustainable and active travel, and the measure which will be undertaken in this regard.

Residential Amenity / Noise

- 6.1.43 The proposed school would present no significant issues for residential amenity. The

siting of the building would not result in any undesirable overlooking or loss of privacy to occur for neighbouring occupants.

- 6.1.44 The proposed access road would be formed at a ground level approximately 2 metres lower than that of the back gardens of the neighbouring properties to the west of the site on Heap Street and Shirebrook Drive. This arrangement will help to limit the visual impact of the proposals when experienced from the residential properties to the west. It will also help to mitigate noise generated from the use of the access road.
- 6.1.45 An Environmental and Intrusive Noise Study has been undertaken which accompanies the application. It identifies housing on Shirebrook Drive to the west and housing on Bury Road to the east as the nearest noise sensitive receptors. The noise study has modelled the sources of noise which would result from the operation of the new secondary school, this includes an assessment of the use of the outdoor amenities/sport pitches at the site.
- 6.1.46 The noise study establishes that even if all the outdoors sports pitches were used simultaneously, the noise created would be highly unlikely to result in any adverse effects for the surrounding occupants.
- 6.1.47 Noise emitted from the school building's services, such air conditioning units or any other externally mounted plant, can be suitably controlled through planning conditions to comply with appropriate noise limits presented within the supporting Noise Study. In view of the above, the application demonstrates compliance with UDP Policy EN7/2 which relates to the control of noise.

Management of Construction Activity

- 6.1.48 The application is supported by a Construction Management Plan. This document outlines the working practices that will be adopted during the site's phased development to ensure that there would be no undue impacts for local residents, the highway network or the environment. It also sets out the on-site arrangement to ensure pupil safety, as well as safety for all site operatives.
- 6.1.49 Mitigation measures will be adopted on site to ensure that the Metrolink embankment is suitable protected from any impacts during the demolition and construction phases.

Sports Facilities Provision

- 6.1.50 To enable the development to take place the existing sports facilities provided at the temporary leisure centre and the MUGA pitch used by Spring Lane PRU school are to be removed, with new modern facilities built to support the Academy. The swimming pool and gym facilities lost through the closure of the leisure centre at the site are to be replaced by new modern facilities to be provided at the new Civic Hub in Radcliffe town centre. The new Civic Hub facility benefits from planning permission which was awarded in July 2023 (ref.69388) and has funding in place.
- 6.1.51 The indoor and outdoor sports facilities to be provided at the Academy would be made available for use by the community outside of the school's opening hours. This can be secured through a community use agreement.
- 6.1.52 To demonstrate that the new and replacement provision will meet the requirements of the NPPF with respect to sport facilities provision and Sport England's guidance requirements, a sports facilities audit is provided below. Details of the proposed sports facilities are also shown on the submitted '*External Sports Provision*' plan and '*Sports Hall*' plan.

Fig 1: Sport Facilities Audit

Existing Provision	Proposed On-Site Provision	Replacement Provision at Radcliffe Civic Hub
Outdoor Provision		
- Former Grass Playing Field Area, Disused (20,342 sq.m). - 5v5 Artificial Grass MUGA (696 sq.m).	- 3G All-weather Pitch (long pile) (5,917sq.m). - 2G All-weather Pitch (Short pile) (3,260 sq.m). -Informal Grass Area (3,185 sq.).	
- Former 4 court Hard Games Area, Disused and now a car park.	-Hard Surfaced 3 court MUGA (1,798 sq.m).	
Indoor Provision		
- Sports Hall – 4 Court (609 sq.m)	- Sports Hall 3 court (504 sq.m)	
- Activity Hall (250 sq.m)	- Activity Studio (121 sq.m)	- x2 Activity Studios (174 sq.m and 144 sq.m)
- Gym (34 stations)		- Gym / Fitness Suite (499 sq.m) (100 stations)
- Swimming Pool (Temporary) (8 lane 25m pool)		- Main Swimming Pool, 25m (Permanent) (329 sq.m) - Learning Pool (150 sq.m)
		- Climbing Wall 156 sq.m

6.1.53 The composition of sports facilities to be provided would allow for an extensive range of sports to be undertaken, as listed below, which would offer a significantly betterment above that presently possible at the site.

- 3G All-weather Pitch
 - x1 U15/U16 Football
 - Rugby Training
- 2G All-weather pitch (Short pile)
 - X1 7-aside Hockey
 - 2x 5-aside Football
 - Informal Cricket
- MUGA (macadam hard surface court)
 - 3x Basketball
 - 3x Netball

- 3x Tennis
- Informal grass area
 - Informal Athletics
- Sports Hall
 - X1 Basketball
 - X3 Badminton
 - X1 5-aside Football
 - X1 Volleyball
 - Cricket Nets
- Activity Studio
 - Flexible space

6.1.54 The exact specifications of each of the proposed new outdoors surfaces is to be provided by a sports facilities specialist. Indicative specifications are provided at Appendix A.

6.1.55 Assessment of Outdoor Sports Facilities

6.1.56 The existing areas of grass on the northern part of the application site formerly provided sports pitches used by Radcliffe Riverside High School. These former grass pitches have not been used for circa 10 years. They have not been maintained and have therefore been categorised as disused. The existing MUGA on the site is currently only used by the Spring Lane School and is not available for use by the community. Formerly a hard games court area was marked out to the north of the existing Spring Lane School, which was used by the former High School at the site. This has more recently been marked out and used as a temporary car park and is therefore not currently offering any active sport/recreation use. Therefore overall, existing active outdoor sports facilities at the site are limited to the single MUGA court used solely by Spring Lane School, with no active use for the wider community.

6.1.57 The proposed 3G and 2G pitches, MUGA and informal grass area combined will provide a greatly superior offering, both for educational use, and for wider use by the community at evenings, weekends, and more extensively over school holiday periods. They will also allow for a far greater variety of sports to be played.

6.1.58 Assessment of Indoor Sports Facilities

- 6.1.59 The existing swimming pool is a temporary installation. It is an above ground facility built with a design life of 15 years. The swimming pool, gym, sport hall and activity hall at the site do not meet customer expectations for modern facilities and are in need of replacement. This has long been identified by Bury Council. Each of these facilities will be replaced as part of the Council's sports facilities strategy.
- 6.1.60 The new Civic Hub will not only provide a modern permanent swimming pool but will also offer a learning pool and modern changing rooms. This will offer a significant betterment. Similarly, the existing gym at the Spring Lane site would be replaced by a far superior and better equipped facility at the Civic Hub.
- 6.1.61 The Academy will provide a new sports hall, built to the DfE's required specification and to the requirements of the school. It will also provide a new activity studio. A further 2no. activity studio spaces are included within the Civic Hub. Together these modern facilities will again provide a betterment in provision.
- 6.1.62 Overall Strategy and Assessment
- 6.1.63 The proposals form part of Bury Council's strategic plans to improve sports and recreation provision within Radcliffe.
- 6.1.64 In combination, the new sports facilities to be made available at the Academy site and the new Radcliffe Leisure Centre within the Civic Hub will provide greatly improved facilities in terms of both quantity and quality, with enhanced levels of access to sports facilities for the community.
- 6.1.65 Bury Council have a strategy in place for the continuity of sport provision for the community during the interim period prior to the completion of the new leisure centre. The temporary leisure centre is scheduled to remain open until late 2023. The new Civic Hub development is understood to be scheduled for completion in Winter 2024. During this interim period swimming pool access would remain available locally at Castle Leisure Centre and Ramsbottom Pool. The Council will also be providing an interim leisure offer during the closure period at community sites in Radcliffe. This is identified to include instructor led-fitness classes, pop-up gym sessions and wellbeing sessions. An outdoor activities programme will also be offered at Radcliffe's green spaces.
- 6.1.66 The NPPF at paragraph 99 provides protection for existing sports and recreational

buildings and playing fields. It indicates that such facilities should not be built on unless one of a number of identified exceptions is satisfied. Exception (c) is as follows;

6.1.67 *"the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current and former use."*

6.1.68 In this case the proposed scheme, in step with the wider strategy for the delivery of new sports facilities being progressed by the Council, will meet this exception test in that the benefits of the alternative provision being proposed will clearly outweigh the loss of the existing facilities.

6.1.69 Sport England's own guidance within their Playing Fields Policy seeks to protect against the loss of grass playing fields, unless proposals are able to meet one of their identified exceptions. Exception E5 of their policy is as follows;

6.1.70 *"The proposed development is for an outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field."*

6.1.71 The application site provides no active grass playing fields. The land which formerly provided grass pitches has not been used for this purpose for circa 10 years and has been categorised as disused in the Council's Playing Pitch Strategy.

6.1.72 The proposed 3G, 2G and MUGA pitches together will offer a significant betterment and would be made available for wider community use, which would suitably outweigh any loss through the delivery of modern flexible facilities. It is our considered view that the proposals therefore are able to meet exception E5 of Sport England's guidance.

6.1.73 With the sports development strategy considered in the round, the proposals would meet the requirements set out within the NPPF and Sport England guidance in providing equivalent or better sports provision which would clearly outweigh the loss of the current facilities.

Arboriculture

6.1.74 The designs have been prepared to seek to retain existing trees on the site as far as feasible. Necessary tree removal within the site is identified within the supporting 'Tree Retention and Removal Plan' and the Arboricultural Impact Assessment.

6.1.75 A total of 17no. existing trees would require removal, this relating to 1no. category U, 6no. category C and 10no. category B trees. No category A trees are identified for removal. The removal of these trees will be necessary to provide the proposed access road into the Academy site. All existing trees along the eastern and northern boundaries would be retained. Similarly, the majority of the existing trees along the Spring Lane frontage would be retained.

6.1.76 To compensate for the necessary tree removal, and to enhance the soft landscaping scheme, 86no. new trees are proposed to be planted within the site as well as 49m of native hedgerow planting. These would stand alongside ground coverage mixed native shrub, meadow and grass planting throughout the site, which together will greatly enhance the aesthetic and ecological value of the site. The proposed scheme is compliant with the requirement with UDP Policy EN8 which relates to trees and woodland.

Ecology

6.1.77 The application is supported by a number of ecology surveys to fulfil the planning requirements with respect environmental protection and the protection of protected species.

6.1.78 An Extended Phase 1 Habitat Survey has been undertaken to establish the potential for wildlife at, or close to the site, and any additional survey requirements.

6.1.79 A Great Crested Newt Survey has been undertaken of potential habitats within 500m of the site. The survey found no evidence of Great Crested Newts in proximity to the site.

6.1.80 A Preliminary Bat Roost Assessment and a Bat Activity Survey have both been carried out across the site to establish the site's potential to support bats.

6.1.81 The surveys undertaken and their finding have informed suggested mitigation requirements for the protection of bats and habitat, which can be incorporated into the proposals. These are summarised with the supporting Biodiversity Enhancements Measures report which is presented with the planning application.

6.1.82 The requirement for 10% Biodiversity Net Gain (BNG) in line with the Environment Act 2021 is due to come into force in November 2023. However, in advance of the Act

coming into force, there is no current adopted policy requirement to achieve 10% net gain. Notwithstanding the current policy position, the proposals have sought to achieve appropriate biodiversity net gain for the site.

- 6.1.83 In order to provide an assessment of the existing and proposed biodiversity value of the site, the baseline position for biodiversity has been established using Natural England's Biodiversity Metric, which is provided within the supporting Assessment of Biodiversity report. The assessment undertaken indicates that the on-site ecological habitats within the proposals can achieve a significant net-gain in biodiversity value.

Invasive Species

- 6.1.84 The Phase One Habitat Survey undertaken included a survey of the site for the presence of invasive species.
- 6.1.85 The presence of two invasive species were identified within the area. A stand of Japanese Knotweed was located outside of the red line boundary to the north of the disused railway line. This stand is beyond the area of influence for the proposed development and therefore will not be interfered with.
- 6.1.86 A stand of Himalayan Balsam was recorded along the site's northern boundary and within the woodland area to the north. This invasive species will be appropriately managed to avoid further spread. Details of the measure to be taken for its management can be provided as part of an Eradication Statement secured via a planning condition.

Sustainability

- 6.1.87 The specific sustainability measures to be incorporated in the delivery of the school are set out within the supporting Energy Statement which accompanies the planning application.
- 6.1.88 The Department for Education requires that all their new build schools achieve net-zero carbon emissions when in operation. This will be achieved through the generation of renewable energy on the site through the inclusion of photo-voltaic panels on the building's roof and energy efficient installations, such as air source heat pumps and efficient glazing.

- 6.1.89 The achievement of carbon net-zero in operation represents a significantly higher sustainability standard than is established within Bury Council's adopted planning guidance, which through Supplementary Planning Guidance Document 'Design and Layout of New Development' seeks for new non-residential developments to achieve at least a BREEAM rating of 'Very Good', with at least a 25% reduction in CO2 emissions beyond the requirements of the 2006 Building Regulations Approved Document L (2006).
- 6.1.90 In exceeding these planning guidance requirements through on-site renewable energy generation, the scheme is considered to comply with the guidance and is another significant benefit in weighing the planning balance of the scheme.

Flood Risk

- 6.1.91 The application is supported by a detailed Flood Risk Assessment. The site is entirely located within Flood Zone 1 and is therefore considered to have a very low risk of flooding from surface water. The site is similarly considered to have a low risk of flooding from pluvial, ground water, sewers and reservoir sources.
- 6.1.92 In view of the flood risk status of the site, development of the site is compliant with the requirements of the NPPF.

Drainage

- 6.1.93 The proposals are supported by a comprehensive drainage strategy for the site. In accordance with the requirements of the NPPF, the hierarchy for surface water drainage has been followed. It is proposed for surface water to discharge to a culverted watercourse on the site. The discharge rates proposed would provide a significant betterment of circa 87% above the existing run-off rates for the site and would be controlled in accordance with the guidance requirements of the Lead Local Flood Authority.
- 6.1.94 The site will include SUDS features including permeable paving, rain gardens and an on-site detention basin feature to slow the discharge rate of surface water.
- 6.1.95 The drainage infrastructure design will ensure that the likelihood of flooding would not be increased at any land outside of the site. This would include ensuring that surface water drains away from the neighbouring Metrolink embankment.

6.1.96 With the proposed access road being at a lower ground level to that of the neighbouring properties to the west of the site on Heap Street and Shirebrook Drive, this will ensure that surface water from the western side of the site would drain towards the road and away from the neighbouring properties.

Ground Conditions

6.1.97 Phase 1 and Phase 2 Geo-environmental Reports are provided with the application. A Coal Mining Risk Assessment Report has also been provided. With respect to risks on the site associated to coal mining, no fundamental issues have been identified. The investigations undertaken establish the site as suitable for redevelopment, subject to suitable mitigation measures being followed.

Heritage

6.1.98 There are no heritage assets on the site nor in the immediately surrounding vicinity.

7. Conclusion

- 7.1.1 This Planning Statement has provided consideration to the relevant planning policies and material considerations relevant to the proposals to demonstrate that the scheme present a suitable form of development, which is compliant with national and local planning policy.
- 7.1.2 The proposals are being brought forward to meet an established need for free secondary school places in the Radcliffe locality, as part of the Local Authority's identified schools strategy. The NPPF is clear that the Government places great importance on ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.
- 7.1.3 Educational use at the site is already an established use, with the site presently accommodating the Spring Lane School pupil referral unit, as well as the temporary Radcliffe Leisure Centre. For both of these existing uses, detailed relocation plans are in place.
- 7.1.4 The application site represents an accessible and sustainable location to locate the proposed school development, with the Radcliffe Regeneration Framework specifically identifying the site to accommodate a new secondary school.
- 7.1.5 The application submission is supported by a suite of technical documents which establish the acceptability of the site to accommodate the proposed school and demonstrate that there would no significant harm or disturbance to the amenity enjoyed by local residents.
- 7.1.6 This statement has identified that the proposed development would achieve significant positive benefits for the community, achieve biodiversity net gain, and would incorporate enhanced energy efficiency measures.
- 7.1.7 Having regard to the above, the design proposals presented, and the supporting technical reports submitted demonstrate the proposal's compliance and exceedance of all relevant national and local planning policy requirements. The proposed Academy would provide a significant and lasting educational and community asset, the provision of which is strongly supported by policies within both the adopted UDP and the NPPF. Therefore, the scheme should be approved without delay.

Appendix A: Outdoors Sports Pitches and SUDS Indicative Specification



Sel Environmental

Real Innovation.

Star Academy, Radcliffe

Outline Sustainable Drainage Proposal



Registered Office: Canal House, Bonsall Street, Blackburn, Lancashire, BB2 4DD
Co Reg: 03740358 Vat No: 896 2451 85 Web: www.sel.co.uk Email: info@selenvironmental.co



SEL Environmental are delighted to submit an outline sustainable drainage strategy for the sports fields and car parking at Star Academy, Radcliffe. We pride ourselves on innovation, sustainability, tailoring design to suit the requirements of our clients and delivering premium quality end product.

Design Brief

- Outline a SuDS solution for the sports fields that takes advantage of the infiltration rates outlined in the site investigation report.
- Utilise shallow water management systems to avoid potential issues with high ground water.
- Optimise the car park source control SuDS to reduce construction depth.
- Adopt the principles set out in the CIRIA guidance for SuDS.

Proposed Solution

Sports Fields

The CIRIA SuDS manual outlines infiltration as the preferred method of discharge, and the site investigation report shows acceptable infiltration rates. Therefore, an infiltration design is achievable by utilizing systems that maximise surface area for infiltration.

Our calculations show that by utilising strips of Formavoid units within a Type 3 open graded subbase, the system can sufficiently infiltrate during a 1 in 100 years storm event + 40% climate change, with a safety factor applied. The Formavoid units provide a 75% open surface area for infiltration, and volume for attenuation and shallow conveyance.

Infiltration rates towards the NE are favourable and decrease towards the SE of the site. To accommodate this, the percentage area of Formavoid increases as the infiltration rate decreases, thus providing more surface area for infiltration.

Car Park

The current outline design shows a 500mm Type 3 car park subbase, which will provide circa 400m³ across the 2,650m² area (assuming 30% void).

Given the concerns regarding ground water, it would be sensible to incorporate Formavoid to enhance the void ratio of the subbase and reduce the construction depth. A formavoid enhanced Type 3 subbase can accommodate 400m³ in just a 350mm subbase depth.

Further to depth reductions, the Formavoid units provide greater stability to an open graded subbase due to aggregate interlock and providing an open conveyance pathway for water movement beneath the products arches.

Catchment Details:

Buildings	0 m ²	x 95 %
Dense surfacing	0 m ²	x 90 %
Other	5985.78 m ²	x 85 %
Effective Area	5087.913 m ²	Pitch area

Storage Details:

Length	3000 m	Formavoid Infiltration area
Width	1 m	
Depth	0.2 m	
Porosity	50 %	
Area Increase	0 %	

Rainfall Details - FSR Method:

Return Period	100 years	Storm criteria
Climate Change Factor	40 %	
r value	0.4	
M5-60	19 mm	

Summer Storm Profile

Duration	Intensity		Required storage(m ³)
	mm	mm/h	
5 min	18.1	216.9	90.053
10 min	27.0	162.0	133.431
15 min	32.6	130.6	160.139
30 min	42.9	85.8	206.049
45 min	49.2	65.6	231.608
60 min	53.8	53.8	248.425
2 hours	65.2	32.6	280.329
6 hours	83.7	14.0	272.179
24 hours	111.4	4.6	34.808

Outflow Details:

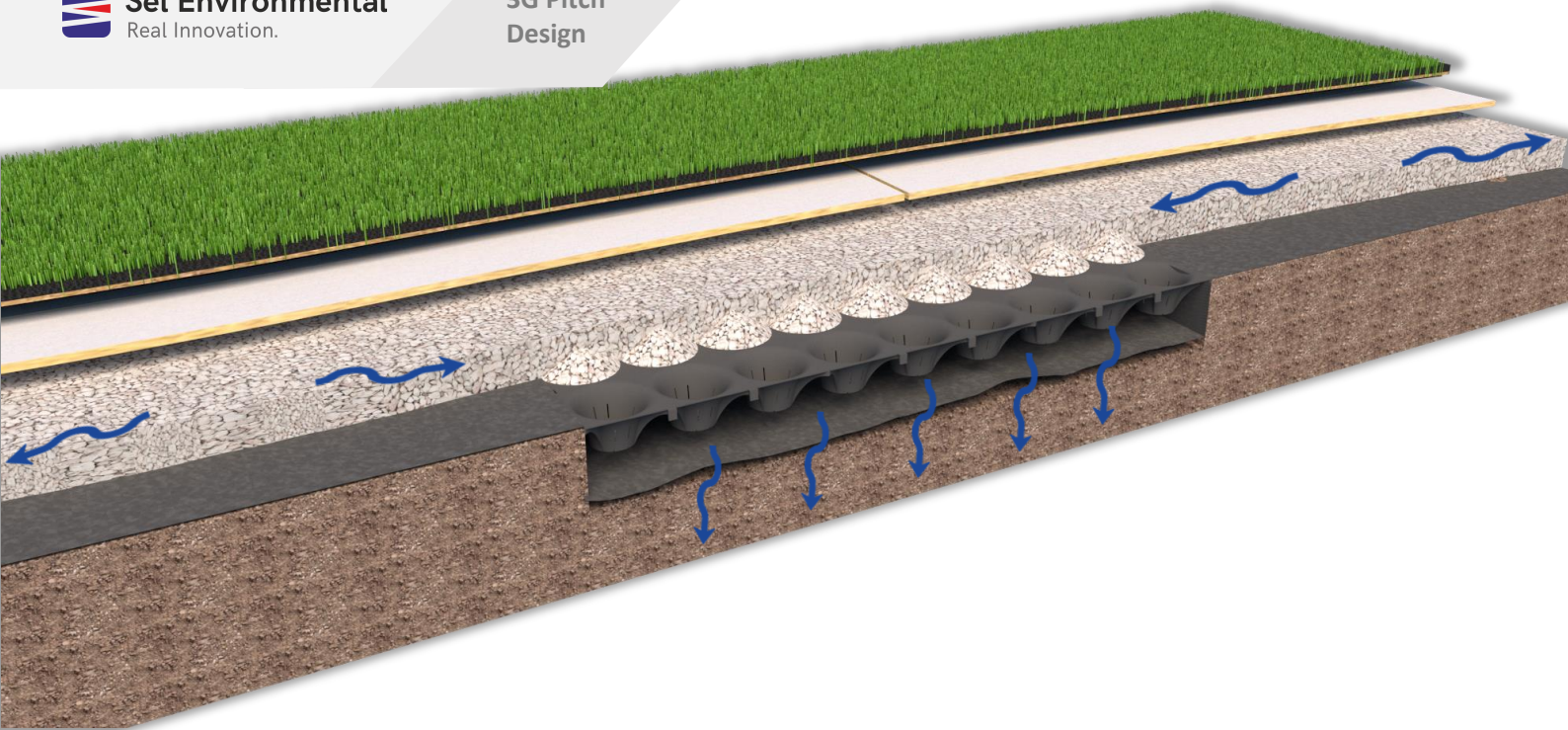
Infiltration rate	0.036 m/hr	Infiltration rate provided in SI
Infiltration by CIRIA 3D method		
Safety Factor against flooding	5	

Result:

Outcome	Pass	Design pass
Critical Storm Duration	3.32 hrs	
Hmax	0.193 m	
Required Volume	289.466 m ³	
Time to half empty	5.2 hrs	

The above calculations show that given an infiltration rate of 0.036m/hour and **50% area coverage** of Formavoid, the system will successfully infiltrate during a 1 in 100year storm event + 40% climate change, and with a safety factor of 5 applied.

The Formavoid will be installed in a strip arrangement to evenly distribute drainage and infiltration.



The above section shows a 1.2m wide strips of Formavoid with 100mm Type 3 aggregate infill/cover, specified at centres to cover 55% of the area. The Formavoid enhances the storage capacity of aggregate, whilst also providing greater stability & aggregate interlock of open graded aggregate. From a structural perspective it would be advised to utilise at least 200mm subbase depth.

The Formavoid footprint has a 75% open surface area, which can be utilized for maximizing infiltration.



 1.2m wide Formavoid Strip.

Catchment Details:

Buildings	0 m ²	x 95 %
Dense surfacing	0 m ²	x 90 %
Other	1979.66 m ²	x 85 %
Effective Area	1682.711 m ²	Pitch area

Storage Details:

Length	1100 m	Formavoid Infiltration area
Width	1 m	
Depth	0.2 m	
Porosity	50 %	
Area Increase	0 %	

Rainfall Details - FSR Method:

Return Period	100 years	Storm criteria
Climate Change Factor	40 %	
r value	0.4	
M5-60	19 mm	

Summer Storm Profile

Duration	Intensity		Required storage(m ³)
	mm	mm/h	
5 min	18.1	216.9	30.031
10 min	27.0	162.0	44.641
15 min	32.6	130.6	53.744
30 min	42.9	85.8	69.755
45 min	49.2	65.6	79.049
60 min	53.8	53.8	85.458
2 hours	65.2	32.6	99.400
6 hours	83.7	14.0	109.459
24 hours	111.4	4.6	68.912

Outflow Details:

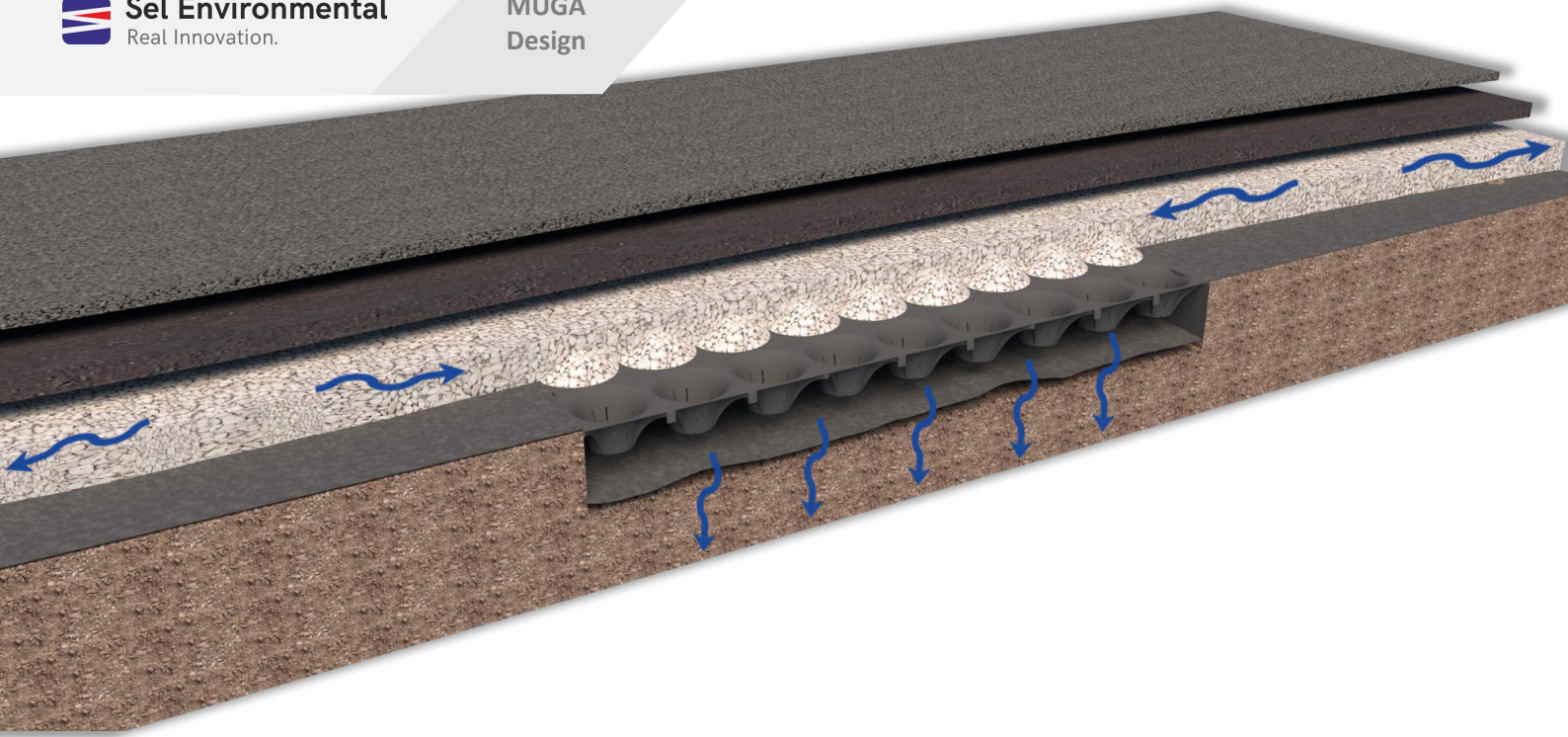
Infiltration rate	0.0198 m/hr	Infiltration rate provided in SI
Infiltration by CIRIA 3D method		
Safety Factor against flooding	5	

Result:

Outcome	Pass	Design pass
Critical Storm Duration	5.27 hrs	
Hmax	0.199 m	
Required Volume	109.523 m ³	
Time to half empty	9.7 hrs	

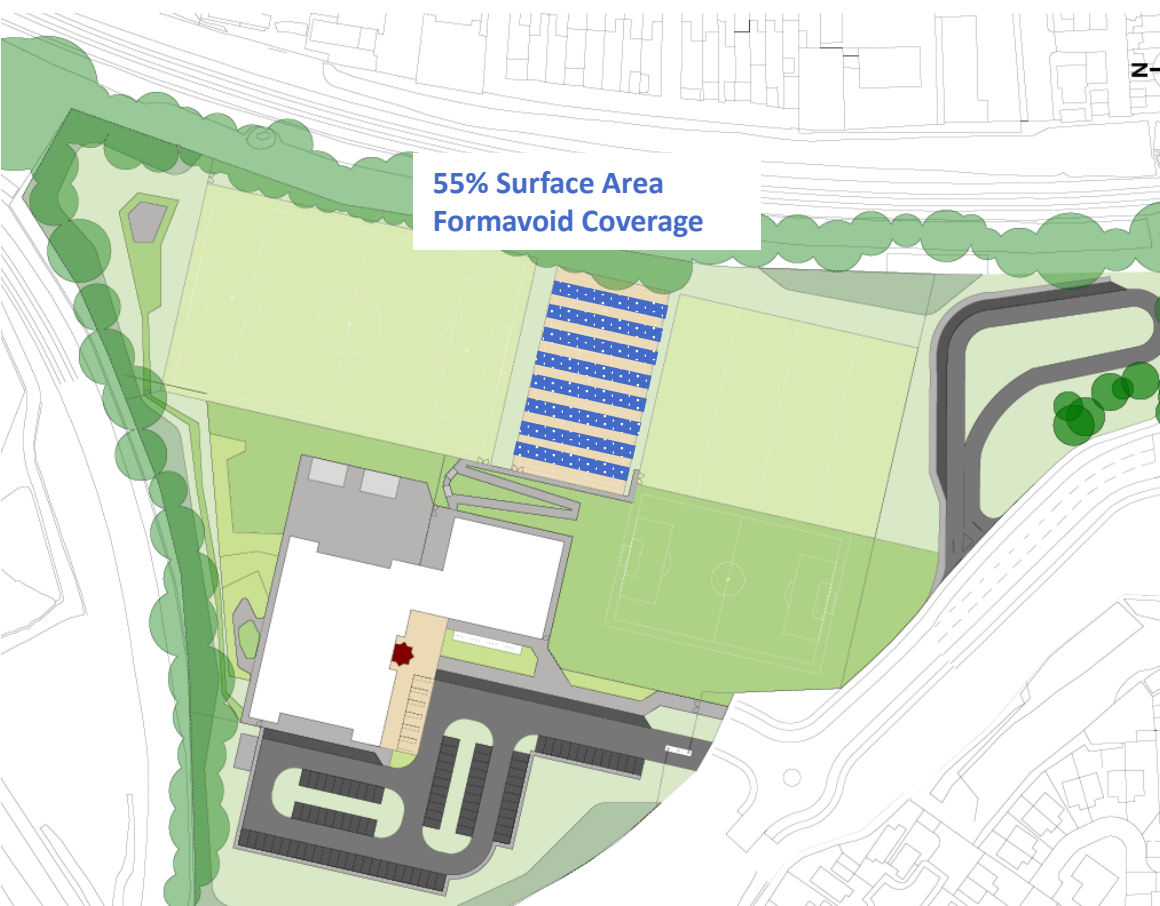
An average infiltration rate of 0.0198m/hr was assumed for the MUGA. The above calculations show that with **55% area coverage** of Formavoid, the system will successfully infiltrate during a 1 in 100year storm event + 40% climate change, and with a safety factor of 5 applied.

The Formavoid will be installed in a strip arrangement to evenly distribute drainage and infiltration.



The above section shows a 1.2m wide strips of Formavoid with 100mm Type 3 aggregate infill/cover, specified at centres to cover 55% of the area. The Formavoid enhances the storage capacity of aggregate, whilst also providing greater stability & aggregate interlock of open graded aggregate. From a structural perspective it would be advised to utilise at least 200mm subbase depth.

The Formavoid footprint has a 75% open surface area, which can be utilized for maximizing infiltration.



**55% Surface Area
Formavoid Coverage**

 1.2m wide
Formavoid Strip.

Catchment Details:

Buildings	0 m ²	x 95 %
Dense surfacing	0 m ²	x 90 %
Other	3924.16 m ²	x 85 %
Effective Area	3335.536 m ²	Pitch area

Storage Details:

Length	3924 m
Width	1 m
Depth	0.2 m
Porosity	50 %
Area Increase	0 %

Formavoid
Infiltration
area

Rainfall Details - FSR Method:

Return Period	100 years	Storm criteria
Climate Change Factor	40 %	
r value	0.4	
M5-60	19 mm	

Summer Storm Profile

Duration	Intensity		Required storage(m ³)
	mm	mm/h	
5 min	18.1	216.9	59.479
10 min	27.0	162.0	88.405
15 min	32.6	130.6	106.421
30 min	42.9	85.8	138.096
45 min	49.2	65.6	156.477
60 min	53.8	53.8	169.149
2 hours	65.2	32.6	196.714
6 hours	83.7	14.0	216.464
24 hours	111.4	4.6	129.899

Outflow Details:

Infiltration rate	0.0036 m/hr
Infiltration by CIRIA 3D method	
Safety Factor against flooding	1.5

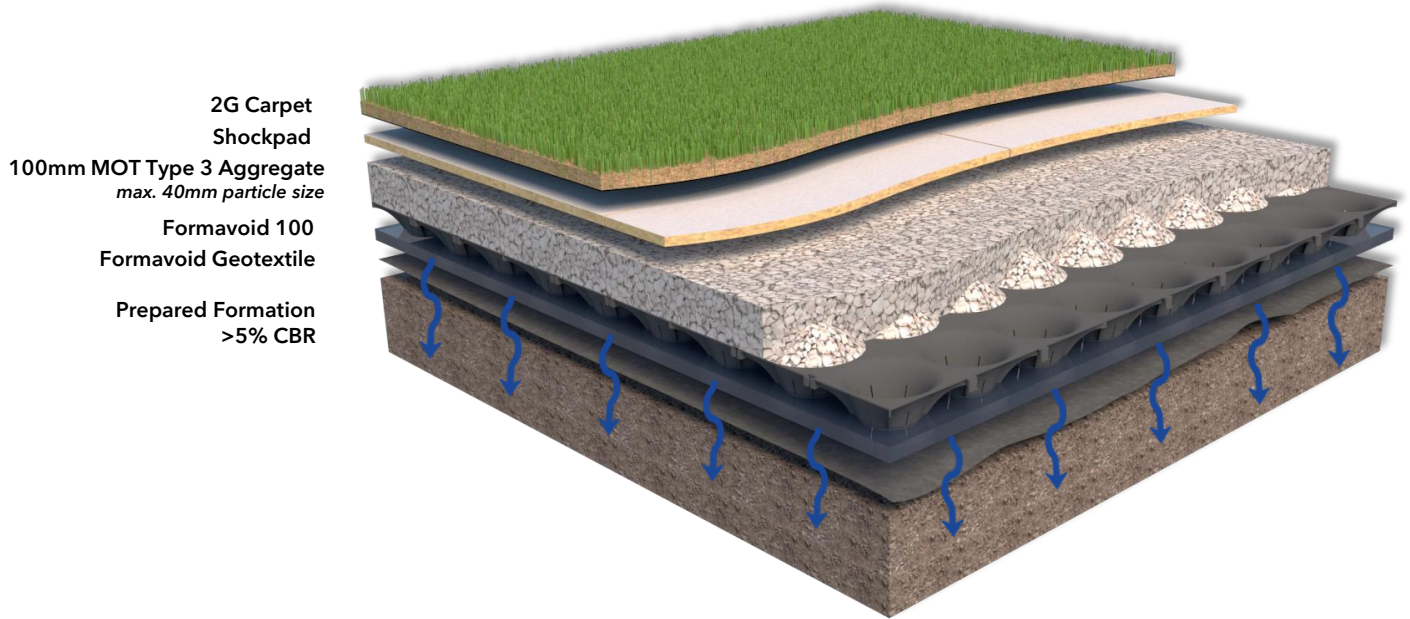
Infiltration
rate provided
in SI

Result:

Outcome	Pass	Design pass
Critical Storm Duration	5.23 hrs	
Hmax	0.11 m	
Required Volume	216.644 m ³	
Time to half empty	9.9 hrs	

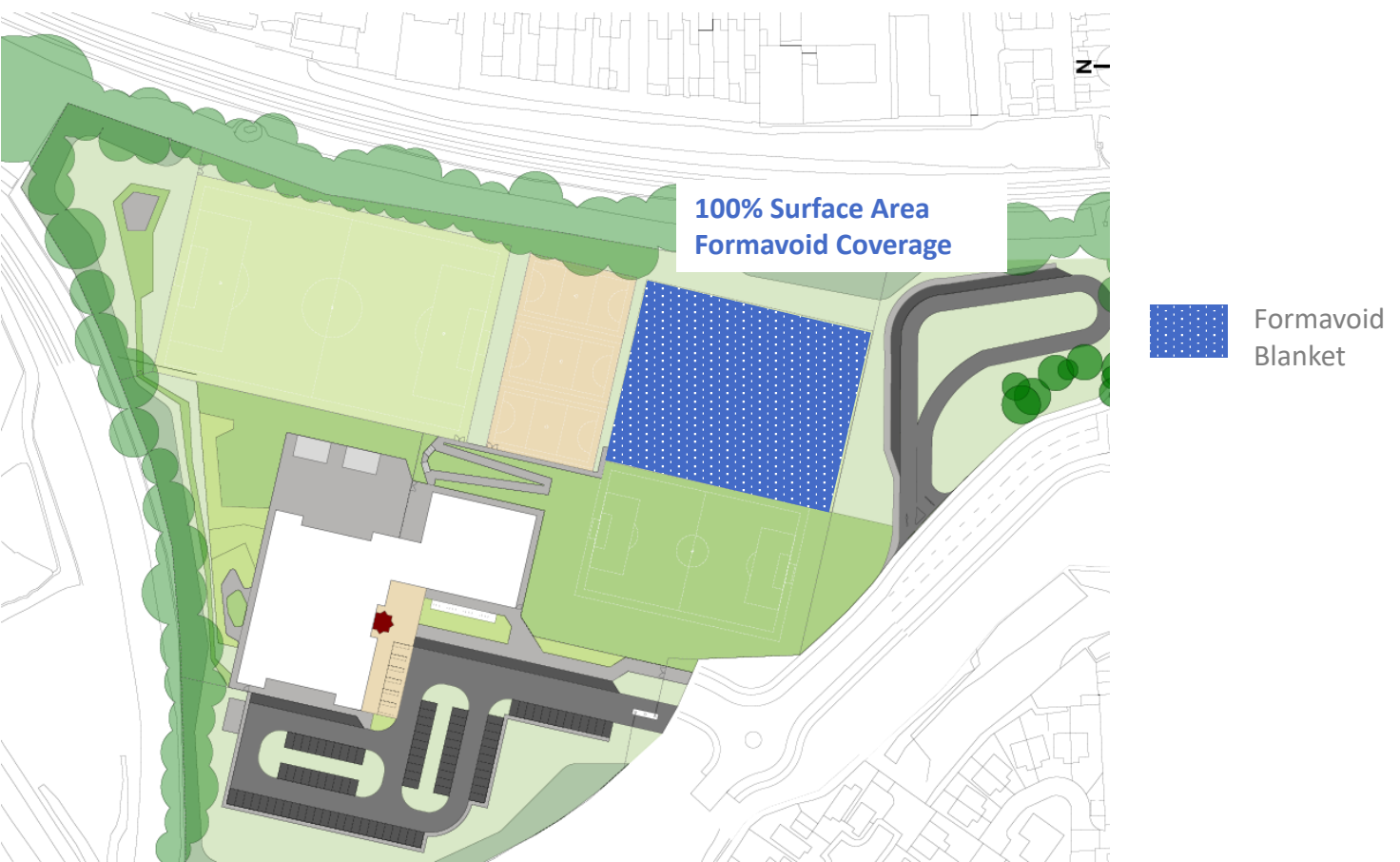
The infiltration rates outlined in the SI for the SE of the site show 0.0036m/hr and **100% area coverage** of Formavoid, the system will successfully infiltrate during a 1 in 100year storm event + 40% climate change., and with a safety factor of 1.55 applied.

The Formavoid will be installed as a full blanket to maximise infiltration. The Hmax of 110mm can be comfortably accommodated within a 200mm Formavoid enhanced Type 3 subbase.

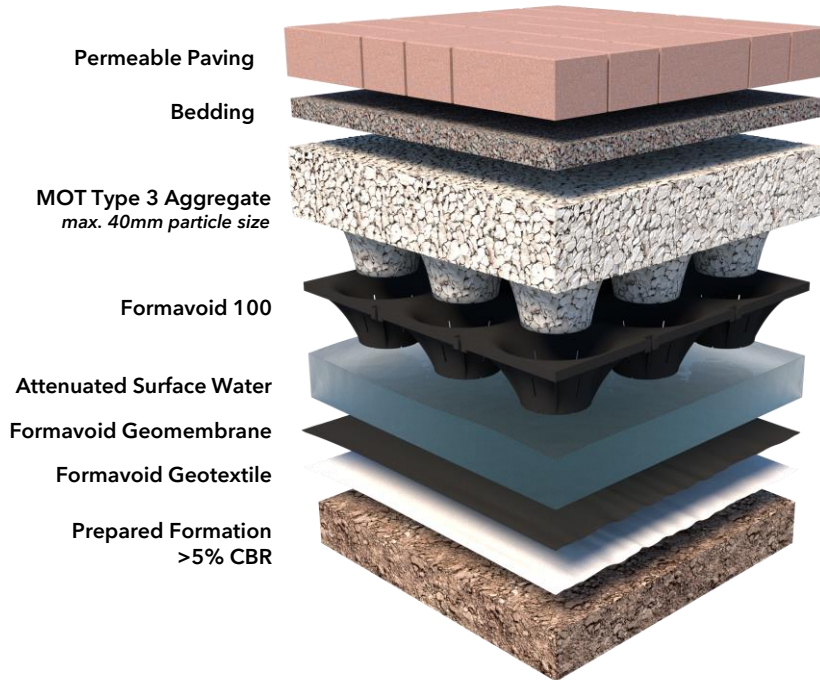


The above section shows a full blanket of Formavoid with 100mm Type 3 aggregate infill/cover. The Formvoid enhances the storage capacity of aggregate, whilst also providing greater stability & aggregate interlock of open graded aggregate.

The Formavoid footprint has a 75% open surface area, which can be utilized for maximizing infiltration.



Formavoid Enhanced Permeable Pavement with Subbase Attenuation



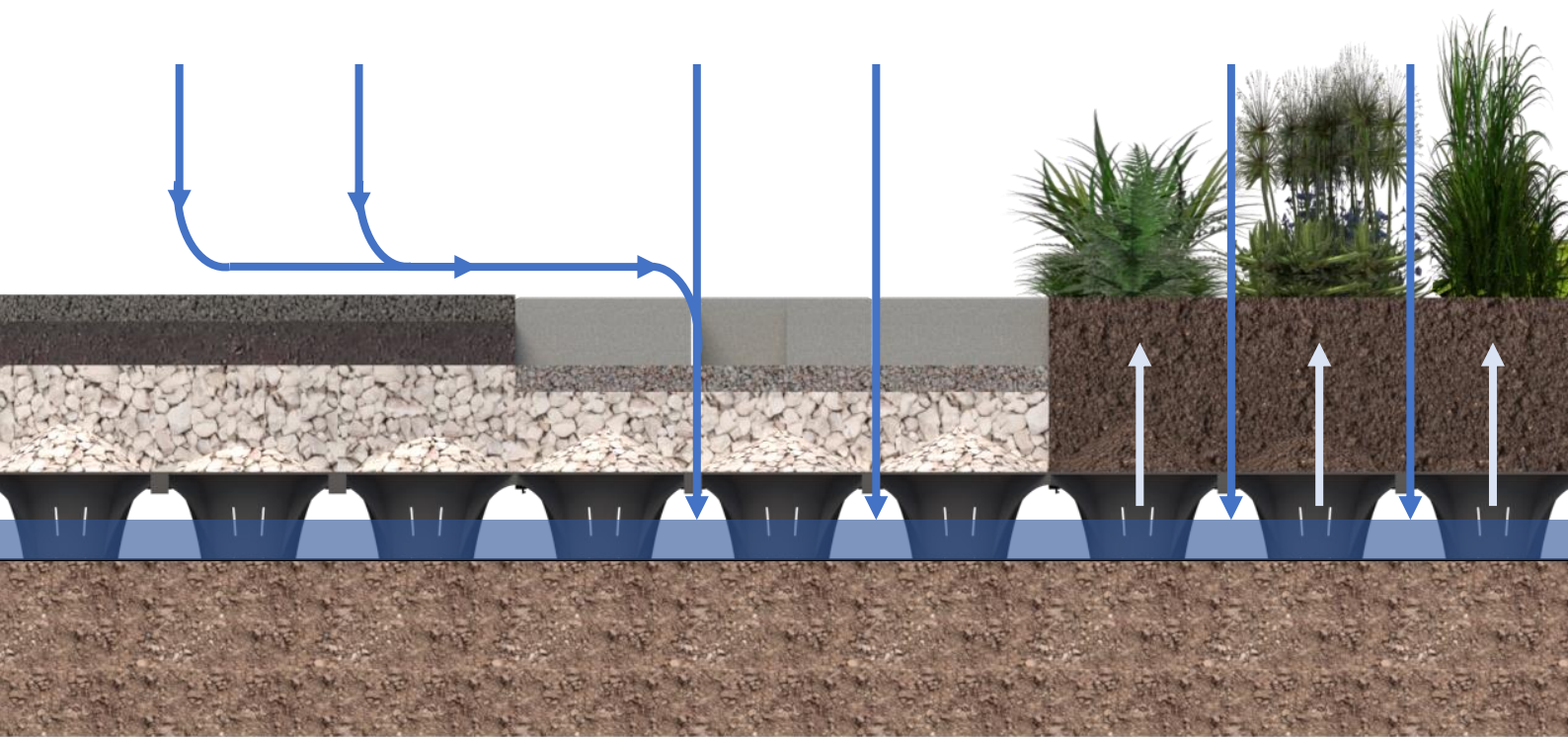
INCREASED WATER STORAGE
IMPROVED AGGREGATE STABILITY
REDUCED CONSTRUCTION DEPTH
CONVEYANCE PATHWAY

-  Recycled & Recyclable Material
-  Controlled Discharge to Sewers
-  Proprietary Treatment
-  Permeable Paving
-  Improved Stability
-  Carbon Neutral plastic

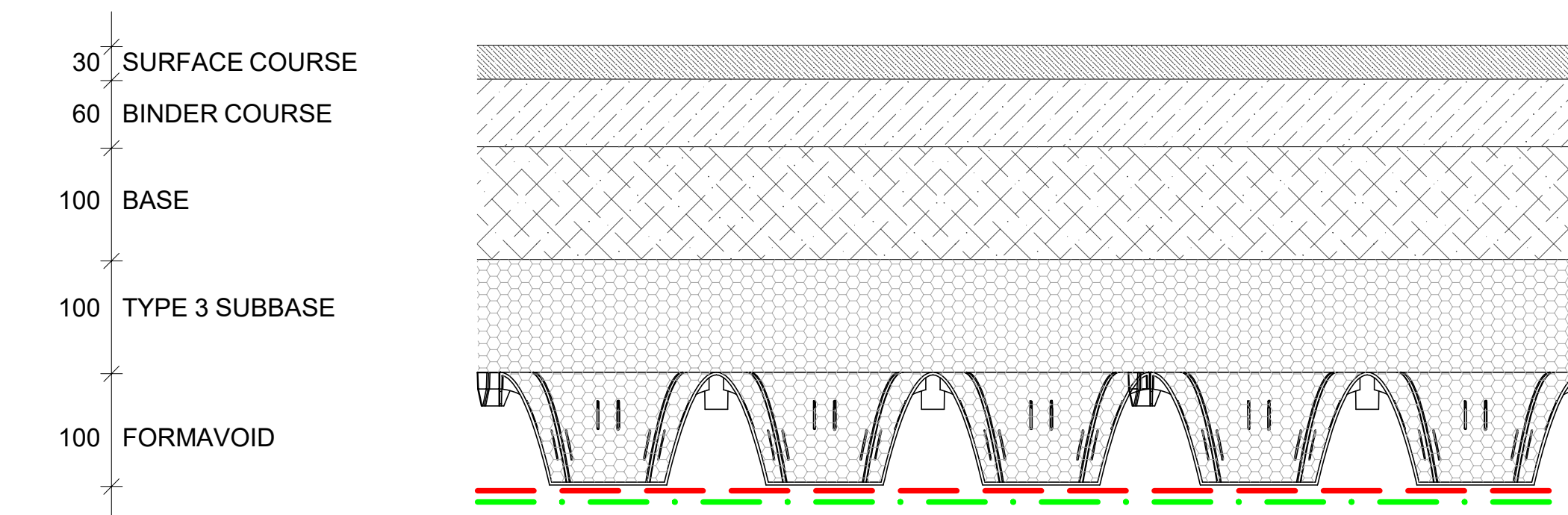
Impermeable

Permeable Paving

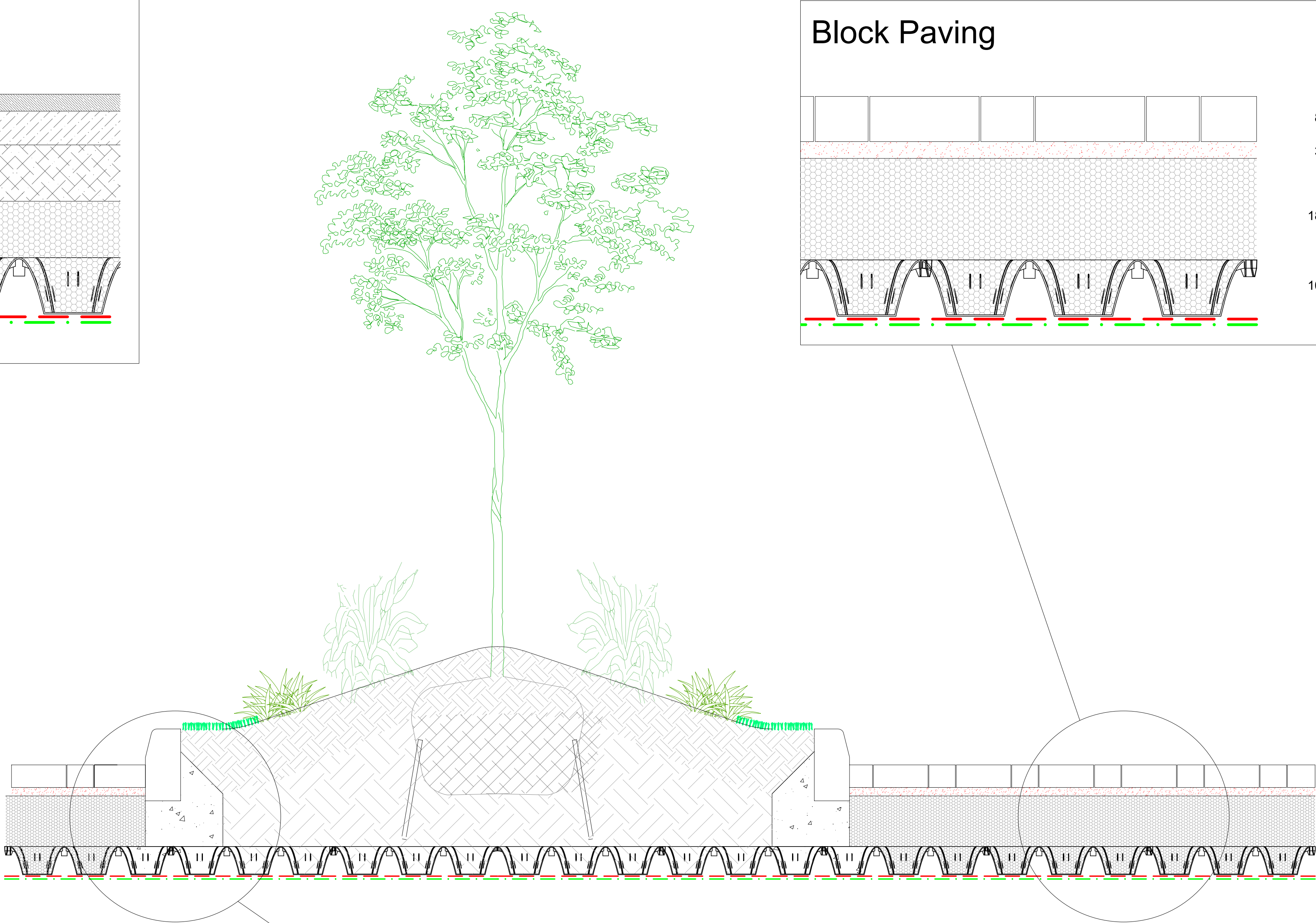
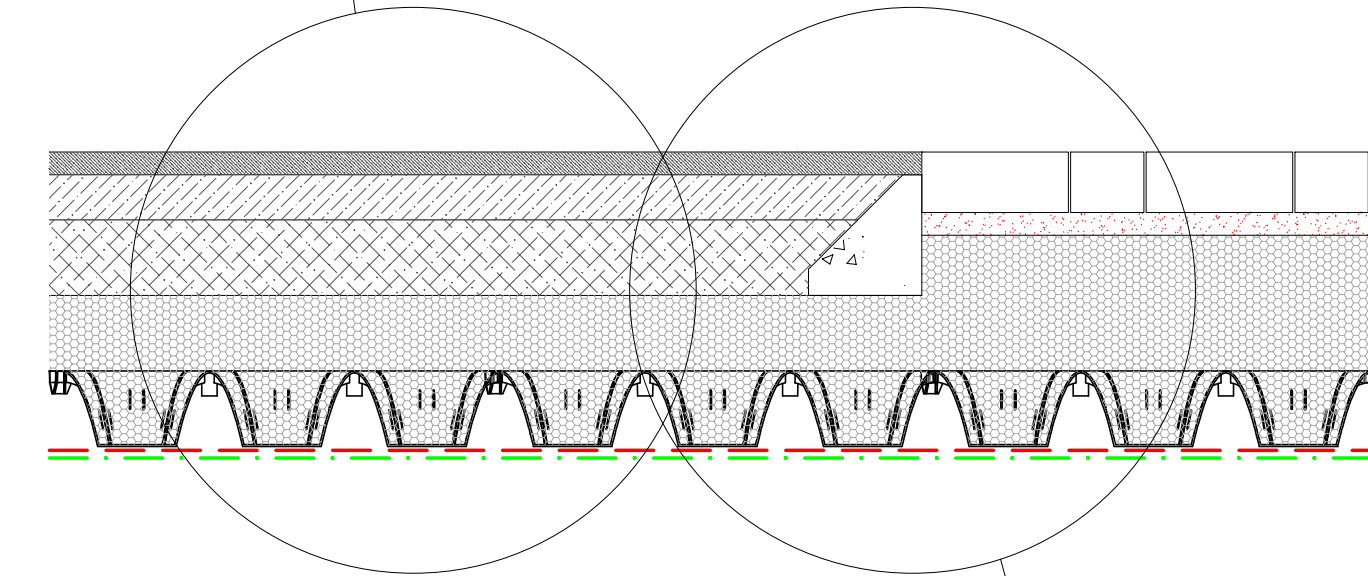
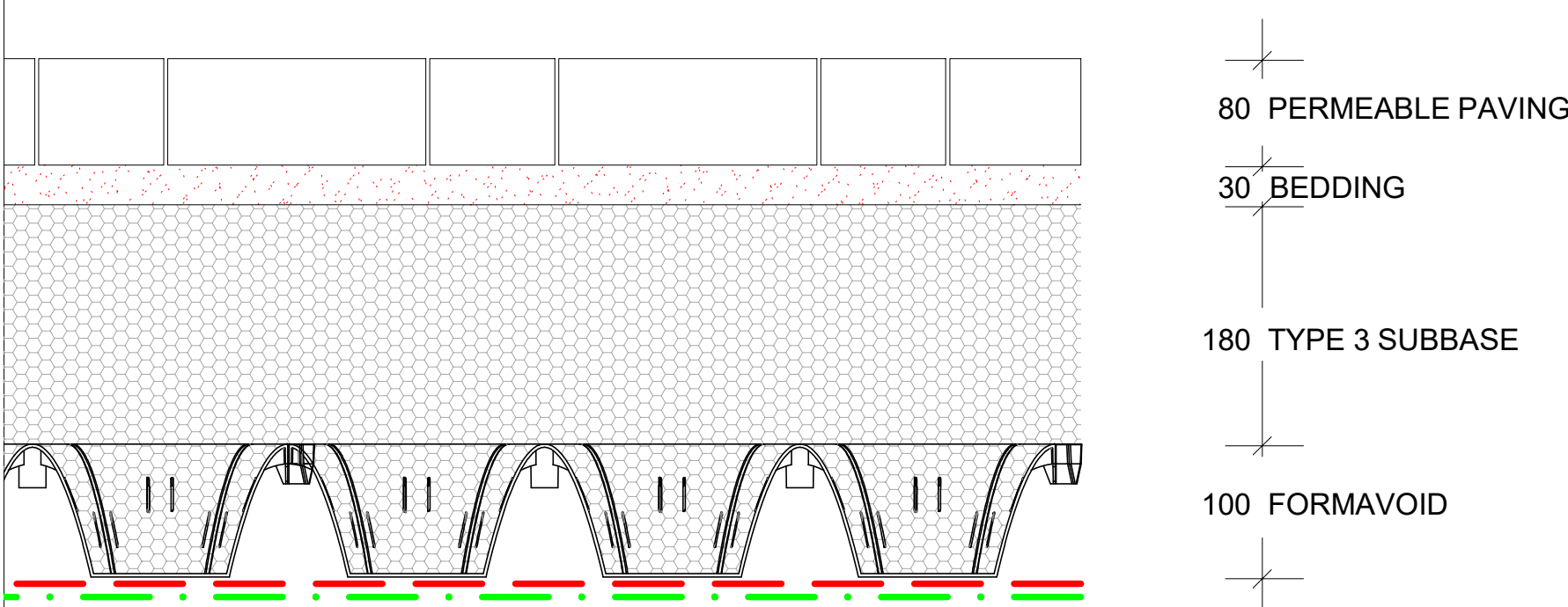
Green Areas



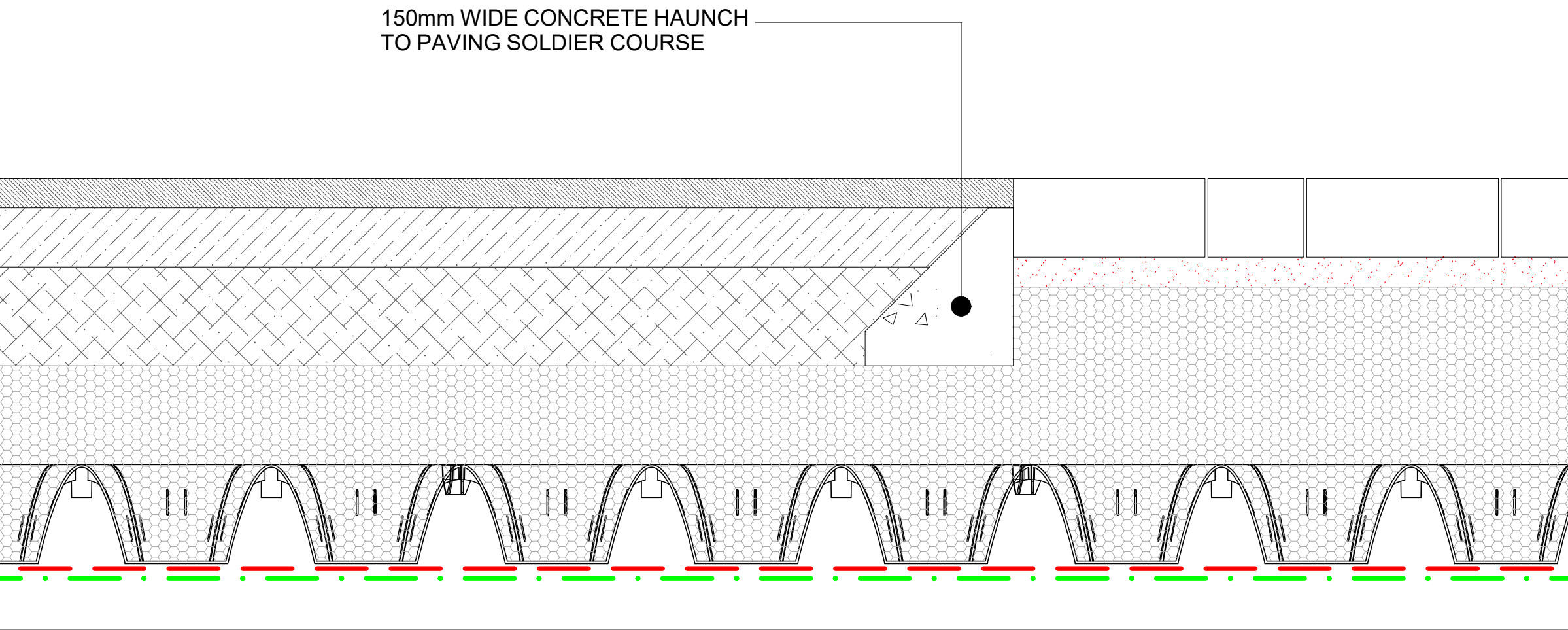
Asphalt



Block Paving



Asphalt and Block Paving Interface



Kerb Detail

