



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
C/O Lend Lease John Dryden House 8-10 The Lakes Northampton NN4 7YT	PHp Architects The Old Rectory Rectory Lane Milton Malsor Northampton NN7 3AQ

Part I - Particulars of application

Date of Application	Application No.
4 November 2014	NCC Ref: 14/00071/CCDFUL SNC Ref: S/2014/2176/PCC

Particulars and location of development

New 2 form entry Primary School with associated playing areas, parking areas and access points. The change of use is from arable farming to D1 education facility use at
Land Off A413 Brackley Road, Silverstone, Northamptonshire.

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

1. Time Limit

The development to which this permission relates must be begun not later than the expiration of **THREE YEARS** beginning with the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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2. Scope of Permission

Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved plans:

- Application Forms dated 31 October 2014
- Planning Support Statement dated 05/09/2014
- Design and Access Statement dated 08/09/2014
- Archaeological evaluation prepared by MOLA dated September 2014
- Transport Assessment ref: 5133R002 TA prepared by BCAL Consulting dated September 2014
- BCAL Consulting Supplementary TA information Letter dated 16th December 2014
- Road Safety Audit Stage 1 prepared by TMS dated 18 December 2014
- Location Plan for Gateway Feature and Traffic Calming ref: 5133-25
- Car/Van Tracking Layout ref: 5133-24

Drawings

- 3962 102 - P12 - Proposed Site Plan
- 3962 105 - P2 - GA Site Sections
- 3962 106 - P4 - Site Plan Highways Works
- 3962 107 - P7 - Site Plan Arboricultural impacts
- 3962 108 - P3 - External Works Site Plan
- 3962 A101 - P10 - GA Floorplan
- 3962 A102 - P3 - Proposed Elevations
- 3962 A103 - P2 - GA Sections
- 3962 A104 - P1 - Roof Plan
- 3962 A110 - P1 - 3D views sheet 1

Reason: To specify the approved documents to ensure the development as proposed is permitted and in the interests of amenity protection having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

3. Construction Management

Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to the County Planning Authority for approval in writing. The Construction Management Plan shall include and specify the provision to be made for the following:

- i. Details of the construction of all temporary and permanent access arrangements to the site, from Towcester Road together with Public Footpath RX31;
- ii. The protection and retention of the Public Right of Way, Footpath RX31, during construction phase with the provision of a banksman and any temporary closure (TTRO) required if necessary;
- iii. Pre and post construction condition surveys to identify and rectify any damage caused to the surface of the Public Right of Way, Footpath RX31 during the construction period;

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- iv. Details of the proposed temporary site compound for storage of materials, machinery and site office (including areas designated for car parking);
- v. Overall strategy for managing environmental impacts which arise during construction;
- vi. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- vii. Measures to control the emission of dust and dirt during construction;
- viii. Control of noise emanating from the site during the construction period;
- ix. Construction Plant Directional signage (on and off site);
- x. Provision for emergency vehicles;
- xi. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
- xii. Details of delivery times outside of peak hours (07.30-09.30 and 16.30-18.30);
- xiii. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- xiv. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- xv. Storage of plant and materials used in constructing the development; and
- xvi. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise approved in writing by the County Planning Authority.

Reason: In the interests of amenity protection and highway safety having regard to saved Policy G3 of the South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

4. Highways

Prior to commencement of development hereby permitted, the applicant shall submit full engineering and construction details to the County Planning Authority for approval in writing for the access and all of the required off-site highway works, as shown inductively on drawing number BCAL 5133-25, associated with the Primary School to include the follow:

- a. Traffic Calming features on Towcester Road and Little London;
- b. Footpath links on Towcester Road with details of surfacing and the gradient must not exceed 1:15;
- c. Details to the surfacing and gradient for Public Footpath RX31 within the highway and the School ownership;
- d. The zebra crossing;
- e. The village gateway feature including the relocation of the existing 30 MPH speed limit and associated TRO requirements;
- f. Details for the uncontrolled pedestrian crossing point;
- g. All associated highway signs and lines along Towcester Road within the vicinity of school site;

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- h. The proposed entrance and exit to the car park and drop off bays from Towcester Road; and
- i. Traffic management details for the implementation of the highway works.

The access and associated highway works shall be constructed in accordance with the approved plans, based on a phasing scheme of implementation, to be agreed prior to commencement of development.

Reason: In the interests of highway safety having regard to Policy C2 of the West Northamptonshire Joint Core Strategy (2014).

5. **Hours of Construction**

All construction works shall be confined to the hours of 7.30am to 5.30pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of neighbouring properties from noise and other disturbance having regard to saved Policy G3 of the South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

6. **Highway Safety**

All vehicles entering and leaving the site shall be cleansed of mud and other debris to ensure that there is no nuisance dust and no mud or debris deposited on the public highway.

Reason: To ensure satisfactory access and avoid any adverse impacts on the highway network and highway safety.

7. **Surface Water Management**

The surface waste management system shall be carried out and maintained in accordance with the details in Section 6.0 of the Flood Risk Assessment Ref: 5133R001B FRA Revision B dated December 2014.

Reason: To prevent the increased risk of flooding, both on and off site.

8. **Contaminated Land**

If, during development, ground contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the County Planning Authority for a remediation strategy detailing how this contamination shall be dealt with.

Reason: To ensure that risks from land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to human health and the environment.

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9. Contaminated Land

If, during development, ground contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the County Planning Authority for a remediation strategy detailing how this contamination shall be dealt with.

Reason: To ensure that risks from land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to human health and the environment.

10. No temporary or permanent perimeter fencing shall be erected until details of the proposed locations, materials, design and colour have been submitted to and approved in writing by the County Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity protection and landscape character having regard to saved G3 of the South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

11. Parking

Prior to the occupation and use of the development, the parking and drop-off layout shall be provided as shown on the External Works - Site Plan ref: 3962/108 Rev P3 and maintained thereafter.

Reason: In the interests of residential amenity and to avoid adverse impacts on the highway network and highway safety having regard to saved G3 of the South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

12. Cycle Spaces

Prior to the occupation and use of the development, thirty covered cycle racks shall be provided as shown on the External Works - Site Plan ref: 3962/108 Rev P3.

Reason: To ensure that an appropriate number of cycle spaces are provided and to encourage the use of means of transport other than the private car having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

13. Cycle Spaces

The number of cycle spaces provided shall be reviewed annually alongside the school travel plan (condition 12) and additional covered spaces shall be provided if the results of the annual review demonstrate that there are insufficient numbers of cycle spaces to meet peak demand.

Reason: To encourage staff and students to cycle and ensure that an

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appropriate number of cycle spaces are provided having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

14. Travel Plan

Within 3 months of the occupation and use of the development, a travel plan shall be submitted for approval in writing by the County Planning Authority in consultation with the Highway Authority. The approved travel plan shall be implemented by the School Management Team and subsequently reviewed on an annual basis and updated where appropriate with updates to be submitted to the County Planning Authority for approval in writing.

Reason: To reduce the number of car borne journeys related to the development and to encourage the use of means of transport other than the private car Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

15. Bats

Prior to any development, demolition or site clearance work including the felling of trees on any part of the site a bat roost survey report prepared by a qualified bat ecologist shall be submitted to and approved in writing by the County Planning Authority. The report(s) shall identify whether or not there are any bat colonies or roosts on the site within trees.

Should any such bat colonies or roosts be found on the site a detailed mitigation strategy shall be submitted to and approved in writing by the County Planning Authority in respect of the bat population on the site. The mitigation strategy as agreed in writing shall be implemented in full in accordance with a timetable to be approved in writing by the County Planning Authority.

Reason: To ensure that any bats and bat roosts on the site are protected, or that alternative roosts are provided having regard to Policy BN2 of the West Northamptonshire Joint Core Strategy (2014).

16. Arboricultural Method Statement

No development shall take place, nor equipment, machinery or materials shall be brought on to the site for the purpose of development, until an amended and updated Arboricultural Method Statement for the protection of trees, shrubs and hedgerows to be retained within the vicinity of the development has been submitted to and approved in writing by the County Planning Authority. The Arboricultural Method Statement shall be prepared in accordance with the guidelines contained in BS5837:2012 (Trees in relation to design, demolition and construction). The protection measures shall be appropriate to the scale and duration of the development hereby permitted and shall include:

i. A Tree Protection Plan that clearly shows any trees, shrubs or hedgerow that are to be removed as well as those trees, shrubs or hedgerow in the vicinity of the development that are to be retained, including the location of

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protective measures proposed around any Root Protection Area, Construction Exclusion Zone and/or Ground Protection Zones;

ii. A schedule of tree works for all the retained trees, shrubs or hedgerow specifying pruning and other remedial or preventative work;

iii. Details of development supervision by a suitably qualified, competent and experienced person; and

iv. Timing and methods of site visiting and record keeping and provision of monitoring to the Arboricultural Clerk of Works and the County Planning Authority.

The approved Arboricultural Method Statement shall be implemented as approved throughout the construction period.

Reason: To ensure that retained trees, shrubs and hedgerows are protected from damage in the interests of visual amenity and biodiversity, having regard to saved Policy G3 of the South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

17. **Landscaping Scheme**

Prior to the occupation and use of the development, a Landscaping Scheme in general accordance with Arboricultural Impacts plan ref: 3962/107 P7 shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include types, number and size of species and grass seed mixes proposed with a focus on native species and any hard landscaping. The scheme shall also include proposals for the eastern boundary of the site, adjacent to the new MUGAs. The landscaping scheme as agreed in writing by the County Planning Authority shall be implemented within the first available planting season following the completion of the development hereby permitted.

Reason: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity having regard to saved Policy G3 of the South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

18. **Landscape Maintenance**

Trees, shrubs and hedges planted in accordance with the approved landscaping scheme (condition 17) shall be maintained and any plants which die, are removed or become seriously damaged or diseased within five years of planting shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the County Planning Authority.

Reason: To ensure the enhancement of the site and to safeguard the visual amenities of the vicinity having regard to saved Policy G3 of the South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

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19. Plant and Equipment

Prior to the commencement of any part of the development hereby permitted, full details of proposed external plant and equipment, including any renewable or low carbon technologies, shall be submitted to and approved in writing by the County Planning Authority. The submitted information shall include elevation drawings showing any plant and equipment that will affect the approved elevations. The development shall be carried out in accordance with the approved details.

Reason: In the interest of the appearance of the building and the amenity of the area having regard to saved G3 of the South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

20. Noise

Prior to the commencement of any part of the development hereby permitted full details of predicted noise from any proposed external plant or equipment, including renewable or low carbon technology, and the provisions to be made for its control, shall be submitted to and approved in writing by the County Planning Authority. The approved control measures shall be implemented prior to occupation of the building hereby permitted and shall be maintained thereafter.

Reason: In the interests of residential amenity having regard to saved Policy G3 of the South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

21. External Lighting

No external lighting shall be erected or installed until a scheme has been submitted in writing and approved by the County Planning Authority. The scheme shall include a layout plan that covers all new proposed external lighting and details the proposed beam orientation and schedule of equipment in the design, including luminaire type, mounting height, aiming angles and luminaire profiles. In addition a lighting contour map shall be submitted along with detail of the proposed operating hours for the lighting and how these would be controlled. The approved scheme shall be installed, maintained and operated in accordance with the approved details for the lifetime of the development.

Reason: In the interests of amenity, ecology, site security and sustainability in accordance with saved Policy G3 of the South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

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22. Complaints

In the event that complaints regarding dust, noise, lighting or other land use planning matters are received by the County Planning Authority from any sensitive receptor, and thereafter notified to the occupier, an assessment of the complaint shall be undertaken by the occupier. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures and works to be undertaken shall be submitted to the County Planning Authority no later than five working days from the receipt of the complaint, unless a later date is otherwise agreed in writing by the County Planning Authority. The approved proposals shall be implemented in accordance with the agreed programme and shall be maintained thereafter.

Reason: In the interests of amenity protection having regard to saved Policy G3 of the South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application the Waste Planning Authority has worked with the applicant in a positive and proactive manner. Concerns and issues raised during consultation on the submitted application have been considered by the Waste Planning Authority, discussed with consultees and the applicant/agent and are addressed by conditions where appropriate.

The approach to this application has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

INFORMATIVES

1. The applicant's attention is drawn to the information contained in the Environment Agency's letter dated 7th January 2015.
2. The applicant's attention is drawn to the fact that no works may commence within the existing Public Right of Way, (PRoW) without the express written permission of the local highway authority and landowner. This planning permission does not give or imply such consent which may be forthcoming subject to the completion of an appropriate licence or agreement under the Highways Act 1980. Any construction or improvements works on a new or existing PRoW would require a temporary closure in the form of a Traffic Regulation Order in the interests of public safety. Any works within the PRoW shall comply with the local highway authority's standards and specifications.

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Date 22nd April 2015 Signed 

For Assistant Director of Environment and
Planning

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