



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Bovis Lend Lease Consulting Ltd
c/o Property Asset Management
Northamptonshire County Council
PO Box 128, County Hall
Northampton
NN1 1AS

Name and address of agent (if any)

Gotch, Saunders & Surridge
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Northamptonshire
NN1 5AA

Part I - Particulars of application

Date of Application

16th June 2009

Application No.

NCC Ref: 09/00045/CCD

CBC Ref: 09/000241/COC

Particulars and location of development

Erection of the new Maplefields school and associated sports hall with parking, play areas, soft landscaping and all weather pitch on part of the former Beanfield Secondary School site, Corby. New School to be accessed off Tower Hill Road, Corby.

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:-

Time Limit

1. 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.

REASON: To conform with the requirements of Section 91 of the Town and

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Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Scope of Permission

2. Except as otherwise required by conditions attached to this planning permission, the development hereby permitted shall be carried out in accordance with the approved plans listed in Schedule 1.

REASON: For the avoidance of doubt and in the interests of proper planning.

Materials

3. All facing materials shall be in accordance with the details submitted unless otherwise agreed in writing with the County Planning Authority.

REASON: To retain control of the external appearance of the development in the interest of visual amenity and in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy

Landscape

4. Within 6 months of the date of this permission a scheme of landscaping incorporating native species shall be submitted to the County Planning Authority. Once approved, the scheme shall be implemented during the first available planting season following the completion of development. Any trees, shrubs or hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting either die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the County Planning Authority.

REASON: To compensate for planting lost as a result of the development and in the interest of amenity with regard to policy 13 of the North Northamptonshire Core Spatial Strategy.

Highways

5. Notwithstanding the submitted details, prior to the commencement of development the following access details shall be submitted to and approved in writing by the County Planning Authority
 - Hard surface materials to form the off-site accommodation improvement works to the footway, heavy duty vehicle access and carriageway resurfacing.
 - Details of the tactile paving crossing points to aid pedestrian movement within Tower Hill Road.
 - Means of drainage to prevent the unregulated discharge of surface water onto the highway.
 - Maximum gradient (1 in 15) for the first 15.0m from the rear of the highway boundary.

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The subsequent submitted details shall illustrate a carriageway which is to the local highway authority's adoptable standard. All works and paving shall be completed in accordance with the approved details in accordance with a timetable to be agreed in writing by the County Planning Authority prior to the school being brought into operation. Development shall be constructed in strict accordance with the approved details and approved vision splays retained thereafter.

REASON: In order to ensure that offsite vehicle and pedestrian improvements are completed in the interests of highway safety and convenience to all users of the public highway in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Contaminated Land

6. Before development commences, a Phase 1 desk study shall be carried out which identifies/evaluates all potential sources of contamination and the impacts on land and/or controlled waters relevant to the site. The desk study shall establish a "conceptual model" of the site and identify plausible pollution linkages. Furthermore, if works are required, the assessment shall set objectives for intrusive site investigation works and any remediation work must be completed prior to development commencing. Full copies of the desk study and non-technical summary shall be submitted to and approved in writing by the County Planning Authority. In the event that the Phase 1 desk study identifies potential contamination risks a Phase 2 site investigation shall be undertaken and full copies submitted and approved in writing by the County Planning Authority, prior to the commencement of development.

REASON: To protect future users of the site and the environment in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Travel Plan

7. Before the school is first brought into use an Interim School Travel Plan shall be submitted to and approved by the County Planning Authority. Within 6 months of the school being first brought into use a detailed School Travel Plan shall be submitted to the County Planning Authority for its approval. The scheme shall be based on appropriate survey work, assessment of the results of this work, consideration of options and shall result in the formulation of an Action Plan, all of which shall be undertaken in regular consultation with the County Council's Travel Plan Team. Upon approval, the School Travel Plan shall be fully implemented within 3 months.

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 in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

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Lighting

8. No external lighting, shall be installed until a scheme of all lighting provision related to the development hereby permitted has been submitted to, and approved by the County Planning Authority. The scheme shall include details of the types and height of lights and/or light columns, their location, technical specification, means of preventing or minimising light spillage and the proposed hours of use. The lights shall be designed, installed, and thereafter maintained in accordance with Institute of Lighting Engineers 'Guidance Notes for the Reduction of Light Pollution'.

REASON: In the interests of residential amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Community Use

9. Before the school is brought into use, a Community Use Scheme shall be submitted to and approved in writing by the County Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

REASON: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Flood Risk Assessment

10. Development shall not begin until a detailed surface water drainage scheme, including a programme of maintenance, for the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details before the development is completed and maintained in perpetuity thereafter.

REASON: To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

On-site culvert

11. Notwithstanding the provisions of Part 12 of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out within the 19 metre wide Easement zone shown on Drawing No. SK05 Revision O without the prior written approval of the County Planning Authority:

- i. Any small ancillary building, works or equipment.

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- ii. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

REASON: To ensure that the County Planning Authority retains control over the future extension and alteration of the development, in the interests of safeguarding the existing culvert in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Water Infrastructure Capacity

12. No development shall commence until details of a scheme, including phasing, for the provision of mains foul water drainage on and off site has been submitted to and approved in writing by the County Planning Authority. The use of the building shall not commence until the works have been carried out in accordance with the approved scheme.

REASON: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Pollution Prevention

13. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas for less than fifty spaces and hardstandings should be passed through trapped gullies with an overall capacity compatible with the site being drained.

REASON: To prevent pollution to the water environment in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Archaeology

14. No development shall place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the County Planning Authority.

REASON: To safeguard any archaeological interest of the site in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Protection of breeding birds

15. Operations that involve the destruction and removal of trees, hedgerows and shrubs not be undertaken during the months of March to August inclusive, unless an ecologist report is submitted to demonstrate that breeding birds will not be affected and this has been approved in writing by the County Planning Authority.

REASON: To ensure that breeding birds are not adversely affected in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

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Protection of Trees/Existing Hedgerow

16. All trees, hedgerows and shrubs to be retained shall be protected from any development, including the storage of earth and materials, by means of appropriate fencing in accordance with the provisions of the British Standard 5837:2005 "Recommendations for Trees in Relation to Construction", or as otherwise may be agreed in writing with the County Planning Authority.

REASON: In the interest of amenity with regard to policy 13 of the North Northamptonshire Core Spatial Strategy.

Construction Management

17. No construction works or deliveries into the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturdays unless agreed in writing with the County Planning Authority. No construction works or deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the County Planning Authority.

REASON: To protect the amenities of nearby occupiers of property from noise and other disturbance in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

18. Prior to the commencement of development, a detailed management scheme to minimise disturbance during the construction process through noise, dust, vibration and smoke together with details of the on-site construction staff accommodation, storage of plant and materials, parking and manoeuvring of site operatives and visitor vehicles, together with the loading/unloading and manoeuvring of goods vehicles, shall be submitted to and approved in writing by the County Planning Authority. The agreed works shall then be implemented before any other building or engineering operations are commenced.

REASON: To protect the amenities of nearby occupiers of property from noise and other disturbance in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Secured by Design

19. Unless otherwise agreed in writing by the County Planning Authority, the development hereby permitted shall be carried out in accordance with the Secured by Design report submitted with the application.

REASON: In the interests of security and crime prevention in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Informative(s)

1. No works within the existing public highway and bridleway may commence without the express written permission of the Highway Authority. This planning permission does not give or infer such permission. The Highway Authority, will

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only give consent to commence works subject to the completion of an appropriate Agreement, within the Highways Act 1980. Full engineering, drainage, street lighting and constructional details will be required to process such an agreement. Any details submitted will be subject to a technical and safety audit that may result in changes to the details of the street and junction etc required to discharge the relevant condition above.

2. The attention is drawn to the implementation of the Traffic Management Act 2004, where a three month notice period to allocate road space (for works within the highway) is formally given prior to the commencement of works
3. Prior to the commencement of any site works, all sensitive properties surrounding the site should be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom enquiries/complaints should be directed.
4. If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Section, PO Box 163, County Hall, Guildhall Road, Northampton, NN1 1AX (Tel: 01604 236700).
5. The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made

REASONS FOR APPROVAL

It is considered that the proposed new school would not have a significant adverse impact upon residential amenity in terms of traffic amenity and highway safety which would justify refusal of the planning application. The outstanding issues which have been raised by the Borough Council's Environmental Health Officer and the Highways Authority can be dealt with by the imposition of planning conditions. The location, size and design of the new school are considered to be acceptable and the proposed development is considered to be acceptable having regard to policies 13 (General Sustainable Development Principles) and 14 (Energy Efficiency and Sustainable Construction) of North Northamptonshire Core Spatial Strategy (2008).

Date: 1st March 2010

Signed:



For Chief Planning Officer

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Schedule of Approved Plans

Planning Application Form

S01 Rev A Topographical Survey Plan
SK01 Rev G Site Location Plan
SK04 Rev O Proposed Main Building Floor Plan
SK05 Rev O Proposed Site Plan
SK06 Rev L Proposed Sports Hall Floor Plan
SK07 Rev G Proposed Elevations – Main School Building
SK14 Rev C Proposed Site Sections
SK15 Rev D Proposed Elevations – Sports Hall & Vocational Education Building
SK16 Rev D Proposed Elevations – Sports Hall & Vocational Education Building
SK17 Rev H Proposed Elevations – Main School Building
SK18 Rev C Proposed Sectional Elevations C - C
SK19 Rev D Proposed Sectional Elevations D - D
SK20 Rev C Proposed Sectional Elevation E - E
SK23 Rev C Proposed Main Building Roof Plan
SK25 Shadow Analysis Plan
SK26 Perspective View Plans
SK27 Rev B Proposed Main Building Natural Light Penetration Plan
SK28 Rev A Proposed Sports Hall Natural Light Penetration Plan
SK29 Rev B Proposed Sports Hall Roof Plan
SK30 Rev B Proposed Sports Hall Elevations
SK48 Rev A Proposed External Works

81005/E/2202 Rev P3 Proposed External Services and External Lighting Layout
D09-1057 Rev 1 Landscape Overview Drawing
D09-1058 Wildlife & Horticulture Gardens

Arboricultural Report dated 6th April 2009
Design and Access Statement dated 11th June 2009
M&E Environmental Impact Statement, Revision 1 dated March 2009
Foul Sewerage and Flood Risk Assessment – Revision A dated August 2009
Ground Investigation Report dated April 2009
Environmental Noise Survey dated 2nd April 2009
Extended Phase 1 Habitat Survey dated 17th April 2009
Planning Statement dated 16th June 2009
Secured by Design Report dated 9th June 2009
Sustainability Report dated March 2009
Transport Statement dated March 2009
Travel Plan dated March 2009
Utility Statement dated 20th May 2009
Waste Management Strategy dated 11th June 2009
Protected Species Statement dated 18th August 2009

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