



Northamptonshire
County Council

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Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
NCC (Education) John Dryden House 8-10 The Lakes Bedford Road Northampton NN4 7DD	Mr P Harkin Gotch, Saunders and Surridge 35 Headlands Kettering NN15 7ES

Part I - Particulars of application

Date of Application	Application No.
3 rd February 2012	NCC Ref: 12/00002/CCD CBC Ref: 12/00032/COC

Particulars and location of development

Erection of a new two form entry primary school and associated works at Butland Road, Corby, 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:-

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. 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

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

Scope of the 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 following approved documents and plans:

- Planning Application Forms dated 28 November 2011;
- Planning Support Statement dated 28 November 2011;
- Design and Access Statement dated 28 November 2011;
- Statement of Need received 28 November 2011;
- Ecological Assessment & 2012 Update, ref. 11-1642/3372/D17/R2, prepared by Lockhart Garrett Ltd dated May 2012;
- Transport Statement prepared by JPP Consulting dated February 2012;
- Site Specific Flood Risk Assessment prepared by JPP Consulting dated November 2011;
- Ground Investigation Report prepared by Soiltechnics dated March 2012;
- Report on the Classification of Waste Soils for Offsite Disposal (Basic Categorisation – Level 1) prepared by Soiltechnics dated March 2012;
- Drawing No. S01 Rev A Existing Site Plan;
- Drawing No. SK-01 Rev A Site Location Plan;
- Drawing No. SK-28 Rev E Proposed Site Plan;
- Drawing No. SK-29 Rev C Proposed Ground Floor Plan;
- Drawing No. SK-31 Rev B Proposed Roof Plan;
- Drawing No. SK-35 Rev B Proposed Elevations;
- Drawing No. SK-38 Rev A Proposed Block Plan;
- Drawing No. P1 Plan showing Preliminary Location of Exploratory Points;

REASON: For the avoidance of doubt and in the interests of amenity with regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Construction Management Plan

3. 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. Overall strategy for managing environmental impacts which raise during construction;
- ii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- iii. Measures to control the emission of dust and dirt during construction;
- iv. Control of noise emanating from the site during the construction period;

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- v. Construction Plant Directional signage (on and off site);
- vi. Provision for emergency vehicles;
- vii. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
- viii. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- ix. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- x. Storage of plant and materials used in constructing the development; and
- xi. 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 residential amenity, highway safety and visual amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Hours of Construction

4. All construction works shall be confined to the hours of 8.00am 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 Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Materials

5. Within 3 months of the date of this permission, details of the materials to be used for the external appearance of the building have been submitted to the County Planning Authority for approval in writing. The development shall be implemented in accordance with the approved details.

REASON: In the interest of the amenity of the local area having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Surface Water Drainage

6. Within 3 months of the date of this permission, a scheme for the provision, implementation, ownership and maintenance of the surface water drainage for the site based on sustainable drainage principles and in accordance with the approved Flood Risk Assessment (FRA) undertaken by JPP Consulting (ref: P5666FA, dated November 2011) and e-mail from JPP Consulting (dated 27

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February 2012) has been submitted to and approved in writing by the County Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to ensure future maintenance of the surface water drainage system having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Reporting of Unexpected Contamination

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified in the 'Ground Investigation Report' dated March 2012 and 'Report on the Classification of Waste Soils for Offsite Disposal (Basic Categorisation – Level 1)' dated March 2012 prepared by Soiltechnics it must be reported in writing immediately to the County Planning Authority. An investigation and risk assessment must be undertaken in accordance with in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11 (or any model procedures revoking and replacing those model procedures with or without modification)' and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the County Planning Authority before any measures to address the contamination commence. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the County Planning Authority before the condition can be discharged.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Highways Works

8. Within 3 months of the date of this permission, the following access details shall be submitted to the County Planning Authority for approval in writing:-
 - i. Hard surface materials to form the promoted heavy duty flexible vehicle access points.
 - ii. Details of the tactile paving crossing points and associated Zebra Crossing road marking to aid pedestrian movement within Butland Road.
 - iii. Provision of 2.4m x 33.0m vehicle vision splays at the junction with the public highway.
 - iv. Pedestrian splays of at least 2.4m x 2.4m (2m x 2m where there is turning space within the site) shall be provided on each side of the vehicular access. These measurements are taken along and to the rear

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of the highway boundary within the curtilage of the site. The areas of land forward of these splays shall be reduced to and maintained at a height not exceeding 0.6m above carriageway level.

- v. Maximum gradient 1 in 15 for the first 5.0m from the rear of the highway boundary (back of footway).
- vi. No gates within 5.0m of the rear of the highway boundary and hung to open inwards.
- vii. Details of the kerbing and surfacing works to formally close the existing junction feature, which has become redundant for the promoted development use of vehicular traffic.

The subsequent submitted details shall illustrate a heavy duty flexible vehicle access points and Zebra crossing which are to the Local Highway Authority's adoptable standard. The hard surfacing shall be completed in accordance with the approved details in accordance with a timetable to be agreed in writing by the local planning authority prior to the commencement of development. Development shall be constructed in strict accordance with the approved details and approved vision splays retained thereafter.

REASON: In the interests of highway safety having regard to with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Fencing

9. Prior to the erection of any fence on the site, full details shall be submitted to the County Planning Authority in respect of the type, height, colour and location of all perimeter and internal fences for approval in writing. The details as approved shall thereafter be implemented.

REASON: In the interests of residential amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

External Lighting

10. 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 having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Landscape & Ecology

11. Within 6 months of the date of this permission, a detailed scheme of landscaping incorporating native species and the ecological enhancements

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shall be submitted to the County Planning Authority for approval in writing. Once approved, the scheme shall be fully 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 ensure that the development is adequately landscaped and in the interests of its visual amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

12. Within 6 months of the date of this permission, an Ecological Enhancement Plan (EEP) for the school site shall be submitted to the County Planning Authority for approval in writing. The plan should set out a range of measures for improving the ecological quality of the site including, but with greater details, those originally suggested in Section 8.1 of the Ecological Assessment & 2012 Update, ref. 11-1642/3372/D17/R2, prepared by Lockhart Garrett Ltd. In addition, the EEP should also include how the features will be managed in the longer term. The Plan as agreed shall be implemented.

REASON: In the interests of the protection of the ecology and associated habitat of the site in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Great Crested Newts

13. The proposed development works should be in compliance with the mitigation and enhancement measures as detailed in Section 8 and Appendix IV of the Ecological Assessment & 2012 Update, ref. 11-1642/3372/D17/R2, prepared by Lockhart Garrett Ltd and shall be implemented in accordance with these details.

REASON: To avoid any detrimental impact upon Great Crested Newts having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

14. No development shall be permitted within the Habitat Creation Zone indicated on the Great Crested Newt Mitigation Plan updated May 2012 attached as Appendix IV of the Ecological Assessment & 2012 Update, ref. 11-1642/3372/D17/R2, prepared by Lockhart Garrett Ltd.

REASON: To avoid any detrimental impact upon Great Crested Newts having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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Travel Plan

15. Prior to the occupation and use of the development, an Interim School Travel Plan shall be submitted to the County Planning Authority for approval in writing. 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 approval in writing. The plan as approved shall thereafter be implemented and should be reviewed on an annual basis and updated where appropriate to reflect any changes in circumstances.

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 having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Cycle Provision

16. Details of the location of the cycle parking spaces shall be as submitted on Drawing No. SK-28 Revision E unless otherwise agreed in writing with the County Planning Authority and implemented prior to occupation and use of the development. This provision shall be monitored and reviewed on an annual basis alongside the school travel plan and additional spaces be provided if the results of the annual review demonstrate that there is an insufficient number of spaces to meet peak demand.

REASON: To ensure that an appropriate number of cycle spaces shall be provided having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Secure by Design

17. Within 3 months of the date of this permission, a scheme detailing the security standards to be incorporated within all openings associated with the development shall have been submitted to and approved in writing by the County Planning Authority in consultation with the Police Crime Prevention Design Advisor and in line with the recommendations of 'Secured by Design'. The scheme as approved shall be implemented prior to the occupation and use of the development.

REASON: In the interest of the security and quality life of future occupants of the development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

BREEAM

18. Within 12 months of the occupation of the development hereby permitted, a certificate to confirm that a BREEAM rating has been achieved shall be submitted to and approved in writing by the County Planning Authority.

REASON: In the interests of sustainability in accordance with Policy 14 of the

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North Northamptonshire Core Spatial Strategy (2008).

Community Use

19. Prior to the occupation and use of the development, 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 and thereafter maintained.

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)

Informative(s)

1. Prior to the commencement of any site works, all occupiers of potentially 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.
2. 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, Planning Services, Floor 3, County Hall, Guildhall Road, Northampton, NN1 1DN (Tel: 01604 366130) for advice on the appropriate procedure.
3. 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.
4. No works within the existing public highway 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 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.
5. The applicant's 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.

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REASONS FOR APPROVAL

The principle of developing a new primary school in this location has been established through an outline planning application, planning reference number CO/98/C204, which was granted by Corby Borough Council in 2000. It is considered that the proposed new school would not have a significant adverse impact upon residential amenity in terms of traffic, highway safety and amenity issues which would justify refusal of the planning application. The outstanding issues which have been raised by the Borough Council's Environmental Health Officer, the Highways Authority and the other statutory consultees 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... 3rd July 2012

Signed 

For Assistant Director of Environment and
Planning

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