



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Northamptonshire County Council
One Angel Square
Angel Street
Northampton
Northamptonshire
NN1 1ED

Name and address of agent (if any)

WSP
Building E4
Green Lane Business Park
Tewksbury
Gloucestershire
GL20 8SJ

Part I - Particulars of application

Date of Application

11th June 2019

Application No.

NCC Ref: 19/00045/CCDFUL

DDC Ref: DA/2019/0557

NBC Ref: N/2019/0840

Particulars and location of development

The construction of new roads (Northampton North West Relief Road) on land south of the A5199 Northampton Road between the Brampton Health Golf Centre and the River Nene, including two new roundabouts and links bridging over the River Nene to Brampton Lane and over the Northampton loop of the West Coast mainline to connect with the Dallington Grange Development

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.

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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.

Scope of Permission

2. Unless otherwise agreed in writing by the County Planning Authority and 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/reports listed in the attached schedule.

Reason: To define the scope of the permission and in the interest of clarity.

Construction Environmental Management Plan

3. Prior to the commencement of the main construction programme, a Construction Environmental Management Plan shall be submitted to the Planning Authority for approval in writing. The Construction Environmental Management Plan shall include and specify the provision to be made for the following construction and biodiversity elements:

Construction

- i. Overall strategy for managing environmental impacts and potentially damaging construction activities which may arise 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;
- v. Methods of site visiting and record keeping, including regular reporting to site managers, the project team, and the County Planning Authority;
- vi. Procedures for dealing with variations, investigation and reporting of unplanned incidents (e.g. pollution or unexpected occurrence of protected species);
- vii. Construction Plant Directional signage (on and off site);
- viii. Details of construction traffic routing;
- ix. Provision for emergency vehicles;
- x. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
- xi. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- xii. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- xiii. Storage of plant and materials used in constructing the development;
- xiv. Details of temporary drainage strategy during construction;
- xv. Details of soil management and protection of soil storage;
- xvi. Provision of temporary construction lighting including hours of operation;
- xvii. 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.

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Biodiversity

- i. Ecological Mitigation Measures delivery and timeframe details;
- ii. Risk assessment of potentially damaging construction activities;
- iii. Identification of "biodiversity protection zones";
- iv. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- v. The location and timing of sensitive works to avoid harm to biodiversity features;
- vi. The times during construction when specialist ecologists need to be present on site to oversee works;
- vii. Responsible persons and lines of communication;
- viii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- ix. Use of protective fences, exclusion barriers and warning signs

The approved Construction Environmental 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 Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) (2014).

Hours of Construction

4. 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 Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) (2014).

Archaeology

5. No development, other than any works agreed in writing by the County Planning Authority, shall take place within the development area until the applicant, or their agents or successors in title, 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 in writing by the County Planning Authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:
 - i. Approval of a Written Scheme of Investigation;
 - ii. Fieldwork in accordance with the agreed Written Scheme of Investigation;
 - iii. Completion of a Post-Excavation Assessment report and approval of an

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approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the County Planning Authority;

- iv. Completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the County Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the County Planning Authority.

Reason: To allow investigations to be made and sufficient mitigation to be secured in an area where archaeological remains are understood to exist having regard to Section 16 of the NPPF and Policy BN5 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) 2014.

Landscaping

6. No construction works other than those agreed in writing by the County Planning Authority shall take place until a scheme of landscaping and tree and shrub planting proposals – including ecological mitigation measures and advance planting – has been submitted to and approved in writing by the County Planning Authority, which shall include full plans and specifications for all soft landscape works and indications of all existing trees and hedgerows on the land, including those to be retained together with measures for their protection in the course of the development.

Soft landscape works shall include:

- a) Tree and shrub planting plans
- b) Written specifications (including cultivation and other operations associated with tree, shrub, plant and grass establishment)
- c) Schedules of trees and shrub plants, noting species, plant sizes, types, forms and proposed densities, mostly comprising native species
- d) An implementation timetable, and
- e) A timescale.

The scheme as approved shall be implemented concurrently with the development and shall be completed in accordance with timescales submitted and agreed, or as may otherwise be agreed in writing by the County Planning Authority.

Reason: In the interest of visual, landscape and residential amenity having regard to Policies S10 and BN2 of the adopted West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014.

7. Any hedgerow plants, trees or shrubs removed, dying, being seriously damaged or becoming seriously diseased within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted, or such other species as may be agreed.

Reason: In the interest of visual, landscape and residential amenity having

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regard to Policies S10 and BN2 of the adopted West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014.

Protected Species Licence

8. Works which effect badgers shall not commence unless the County Planning Authority has been provided with either:
 - a) A licence issued by Natural England pursuant to Section 10 of the Protection of Badgers Act 1992 authorising the specified activity/development to go ahead; or
 - b) A statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.

9. Works to fell trees with bat roosts shall not commence unless the County Planning Authority has been provided with either:
 - a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead; or
 - b) Written confirmation from Natural England that the application site has been registered with the Bat Low Impact Class Licence scheme; or
 - c) A statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.

Reason for conditions 8 and 9: To safeguard Protected Species having regard to Policies S10 and BN2 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014.

Barn Owl Monitoring

10. No construction works other than those agreed in writing by the County Planning Authority shall take place, including demolition, ground works and vegetation clearance, until a biodiversity monitoring strategy has been submitted to, and approved in writing by, the County Planning Authority. The purpose of the strategy shall be to monitor a) the uptake of new barn owl nest site provision and b) the effectiveness of planting and boundary treatments in mitigating the risk of barn owl collision. The content of the Strategy shall include the following:
 - a) Aims and objectives of monitoring to match the stated purpose.
 - b) Identification of adequate baseline conditions prior to the start of development.
 - c) Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various conservation measures being monitored can be judged.
 - d) Methods for data gathering and analysis.
 - e) Location of monitoring.
 - f) Timing and duration of monitoring.

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- g) Responsible persons and lines of communication.
- h) Review, and where appropriate, publication of results and outcomes.

A report describing the results of monitoring shall be submitted to the County Planning Authority at intervals identified in the strategy. The report shall also set out (where the results from monitoring show that conservation aims and objectives are not being met) how contingencies and/or remedial action will be identified, agreed with the County Planning Authority, and then implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The monitoring strategy will be implemented in accordance with the approved details.

Reason: To ensure that the proposed development delivers the fully functioning biodiversity outcomes set out, firstly, in the planning application and then approved in the planning consent having regard to Policies S10 and BN2 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014.

Landscape and Ecological Management Plan

11. No construction works other than those agreed in writing by the County Planning Authority shall take place until a landscape and ecological management plan (LEMP) has been submitted to, and be approved in writing by, the County Planning Authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: In the interests of landscape, visual amenity and biodiversity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014.

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Ecological Design Strategies

12. No construction works other than those agreed in writing by the County Planning Authority shall take place until ecological design strategies (EDS) addressing the following have been submitted to and approved in writing by the County Planning Authority:

- a) Mitigation and enhancement for barn owls as outlined in sections 5.3.1 – 5.3.7 of Northampton North-west Relief Road Protected Species Survey Report – Barn Owl Version 1, WSP and dated August 2019
- b) Bat hop overs at key crossing points identified in Northampton North-west Relief Road Bat Crossing Point Survey Report Version 1.0, WSP and dated January 2019
- c) Enhancement for kingfisher as outlined in section 5.3 of Northampton North-west Relief Road Protected Species Survey Report – Kingfisher Site Appraisal Version 1.0, WSP and dated December 2018
- d) Mammal ledges on the River Nene bridge
- e) Screening to maintain a dark river corridor as outlined in section 5.2.2 of Northampton North-west Relief Road Protected Species Survey Report – Otter and Water Vole Version 1.0, WSP and dated September 2019
- f) Raised fencing and/or badger accesses as outlined in section 5.2.8 of Northampton North-west Relief Road Protected Species Survey Report – Badger Version 1.0, WSP and dated January 2019
- g) Amphibian/mammal underpasses at strategic points as identified in badger, great-crested newt and reptile surveys submitted with the planning application
- h) A scheme of nest boxes and egg-laying heaps as identified in bat, bird and reptile surveys submitted with the planning application.

The EDS shall include the following:

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance.
- i) Details for monitoring and remedial measures.
- j) Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: In the interests of biodiversity having regard to Policies S10 and BN2 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014.

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Further Surveys If Development Is Delayed

13. If the development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within two years from the date of the planning consent, the approved ecological measures secured through the conditions in this planning permission shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to:

- i. establish if there have been any changes in the presence and/or abundance of protected species and,
- ii. identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the County Planning Authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To safeguard Protected Species having regard to Policies S10 and BN2 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014.

14. Except as may otherwise be agreed in writing by the County Planning Authority, within three months of the date of this permission a Biodiversity Improvement Strategy to ensure the delivery of biodiversity net gain shall be submitted to the County Planning Authority for agreement in writing. The schemes as approved shall be fully implemented in accordance with the timescales agreed in the scheme.

Reason: To ensure the delivery of biodiversity net gain having regard to the requirements in paragraphs 170 and 175 of the NPPF and Policies S10 and BN2 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014.

Trees

15. No works involving tree, hedgerow and shrub clearance, other than those agreed by the County Planning Authority, shall take place until an Arboricultural Method Statement for the protection of trees, scrub 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 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 that are to be removed as well as those trees in the vicinity of the development that are to be retained, including the location of protection measures

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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 shown on the tree protection plan 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 Policies S10 and BN2 of the adopted West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014.

Lighting

16. Prior to the opening of the road, a scheme of all lighting provision related to the development hereby permitted shall be submitted to, and approved in writing by the Planning Authority. The scheme as approved shall include details of the types and height of lights and/or light columns, their location, technical specification, means of preventing or minimizing light spillage and the proposed hours of use.

Reason: In the interests of amenity, ecology, and sustainability having regard to Policies S10, BN2 and BN9 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) (2014).

Contamination

17. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the County Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the County Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the County Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that any unforeseen contamination encountered during development is dealt with in an appropriate manner to protect controlled waters having regard to Policy BN9 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) (2014).

Materials

18. The road shall be constructed utilising a low road noise surface material as proposed in the submitted application and all maintenance thereafter shall

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utilise the same type of low road noise construction materials.

Reason: In the interest of residential amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) (2014).

Structures

19. Notwithstanding the details submitted, full details of the design, materials and external finishes of all structures shall be submitted to and approved in writing by the County Planning Authority before any works commence to construct the structures. The structures shall only be constructed in accordance with the approved details.

Reason: having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) (2014).

Surface Water Drainage

20. Within six months of the date of his permission full details of the surface water drainage scheme for the site, based on the approved Northampton North-West Relief Road Flood Risk Assessment rev 1.0 ref 70021598 dated June 2020 prepared by WSP, shall be 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 completed. The scheme shall include:

- i. Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required).
- ii. Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations in which the critical storm duration for each element of the drainage network will be determined by consideration of a full range of summer and winter storm durations from 15 minutes up to the 10080 minute (7 day) duration. FSR (Flood Studies Report) rainfall data should only be used for critical storm durations less than 1 hour and FEH (Flood Estimation Handbook) rainfall data should be used for storm durations greater than 1 hour.
- iii. Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices.
- iv. A qualitative examination of what would happen if any part of the system fails. A demonstration that flood water will have flow routes through the site without endangering property and where possible maintaining emergency access/egress routes.
- v. Demonstration of the extent and depth of flooding for the extreme events in excess of 5m³.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN7 of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge

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from the site

21. A detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site shall be submitted to and approved in writing by the County Planning Authority prior to the opening of the road and the maintenance plan shall be carried out in full thereafter. Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption. The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used. A site plan including access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site. Details of expected design life of all assets with a schedule of when replacement assets may be required

Reason: To ensure the future maintenance of drainage systems associated with the development having regard to Policy BN7 of the Core Strategy for West Northamptonshire.

22. No use of the road shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Northampton North-West Relief Road Flood Risk Assessment rev 1.0 ref 70021598 dated June 2020 prepared by WSP has been submitted in writing by a suitably qualified independent drainage engineer and approved by the County Planning Authority The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles Any As-Built Drawings and accompanying photos
- b) Results of any performance testing undertaken as a part of the application process (if required / necessary)
- c) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- d) A CCTV survey to demonstrate that the system is free from defects, damage and foreign objects

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site having regard to Policy BN7 of the West Northamptonshire Joint Core Strategy (Part One) (2014).

Traffic Management

23. Prior to the opening of the road a Traffic Monitoring and Modelling Programme for the implementation of traffic flow monitoring, their locations, durations and frequencies shall be submitted to and be approved in writing by the planning authority. Traffic monitoring and modelling shall thereafter be undertaken in accordance with the approved Traffic Monitoring Modelling Programme (which shall initially be after 6 months and then at least annually thereafter) and

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updated and thereafter submitted and approved by the planning authority following each monitoring period. The Traffic Monitoring and Modelling Programme shall also include updated modelling of the junctions identified in the Transport Assessment [June 2020] and identify when such junctions are likely to require mitigation.

Reason: To ensure traffic is effectively monitored and managed across the highway network following the completion of the new road having regard to Policies S10 and Policy C2 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) (2014).

24. As informed by the Traffic Monitoring and Modelling Programme required by Condition 23, full engineering details of the Mitigation Scheme shall be submitted to and approved in writing by the planning authority. The Mitigation Scheme shall thereafter be completed in accordance with the approved Mitigation Scheme plans in accordance with the timescales identified and agreed within the Traffic Monitoring and Modelling Programme.

Reason: To ensure traffic is effectively monitored and managed across the highway network following the completion of the new road having regard to Policies S10 and Policy C2 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) (2014).

25. Prior to the new road opening the applicant shall consult with Boughton Parish Council to agree the extent and detail of a scheme of measures for ameliorating the impact of traffic from the permitted development on Boughton village. The scheme as may be agreed shall be submitted to the County Planning Authority and implemented in full prior to the new road opening.

Reason: To ensure traffic is effectively monitored and managed across the highway network following the completion of the new road having regard to Policies S10 and Policy C2 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) (2014).

Public Rights of Way

26. Prior to the commencement of works affecting any existing public right of way, full details of any enhancement, improvement, diversion or closure shall be submitted to and gain the approval of the County Planning Authority.

Reason: To protect public rights of way having regard to Policies S10 and of the West Northamptonshire Joint Core Strategy Local Plan (Part One) (2014).

Flood Risk

27. Prior to any engineering works being commenced in the river floodplain which would impede flood water flows a scheme for flood defence and resilience for the residential dwelling identified at risk shall be submitted to the County Planning Authority for agreement in writing. The scheme as agreed shall be implemented in full in accordance with the timescales agreed.

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Reason: To safeguard against flood risk and pollution of water having regard to policy having regard to Policies BN7A and Policy BN7 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) (2014).

River Nene Pollution Control

28. Measures to manage pollution to potential water bodies include the provision of oil interceptors to limit discharge of pollutants into the River Nene and Brampton Brook, and three highway balancing ponds with associated flow control and restricting rate of discharge to the River Nene, shall be implemented in full as proposed in the submitted Environmental Statement accompanying the application.

Reason: To safeguard against flood risk and pollution of water having regard to policy having regard to Policies BN7A and Policy BN7 of the West Northamptonshire Joint Core Strategy Local Plan (Part One) (2014).

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, One Angel Square, Angel Street, Northampton, NN1 1ED (Tel: 01604 366130) for advice on the appropriate procedure.
3. The applicant's attention is drawn to the protection given to breeding birds under the Wildlife and Countryside Act 1981. To avoid contravening the relevant provisions of the Act it would be advisable to avoid carrying out any work that might damage an active nest during the bird breeding season (March to September inclusive) or to ensure that an appropriate inspection is undertaken by a competent person to ensure that no breeding birds will be adversely affected.
4. The applicant is advised that other consent or agreements may be required from statutory undertakes or other bodies.
5. Any proposed works affecting ordinary watercourses, statutory main river, within the indicative floodplain or within the byelaw distance requires the prior written consent of the Environment Agency under the relevant statutory legislation and current land drainage byelaws.
6. With respect to construction works to be carried out in close proximity to and using Public Rights of Way as access, please note the following standard requirements:-

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- i. The routes must be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way at all times, it is an offence to obstruct the highway under s137 HA 1980.
- ii. There must be no interference or damage to the surface of the right of way as a result of construction. Any damage to the surface of the path must be made good by the applicant to the specification of the Local Highway Authority.
- iii. If as a result of the development the Right of Way needs to be closed by applying for a Temporary Traffic Regulation Order. An Application form for such an order is available from Northamptonshire County Council website, a fee is payable for this service and a period of six weeks notice is required. Please follow the link below:
- iv. <http://www.northamptonshire.gov.uk/en/councilservices/transport/row/pages/temptros.aspx>
- v. Any new path furniture (e.g. gates preferred over stile) needs to be approved in advance with the Access development Officer, standard examples can be provided.

Please do not rely on the position of features on site for an accurate position of the public rights of way. This must be taken only from the Definitive Map and Statement 2010.

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 based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Date: 25.09.2020

Signed



For Assistant Director of Environment,
Planning and Transport

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

19/00045/CCDFUL - Schedule of Approved Plans/Reports

Consultation and Planning Documents:

- Application Forms;
- Design and Access Statement;
- Planning Statement;
- Redline Boundary Plan
- Site Location Plan (Combined with Redline Boundary Plan)
- Statement of Community Involvement;
- Drawings (See list below)

Environmental Documents:

- Environmental Statement Volume 1 – Environmental Non-Technical Summary
- Environmental Statement Volume 2 – Written Statement
- Environmental Statement Volume 3 – Supporting Technical Appendices
- Environmental Statement Volume 4 – Supporting Figures and Plans
- Environmental Statement Addendum 2020 and associated Volumes

Other Documents:

- Transport Assessment – See Environmental Statement (ES) Volume 3 Appendix 1.1
- Walking Cycling and Horse Riding Assessment – See ES Volume 3 Appendix 1.2
- Detailed Arboricultural Report – See ES Volume Appendix 1.3
- Flood Risk Assessment and Drainage Strategy – See ES Volume 3 Appendix 15.3
- Written Scheme of Investigation – See ES Volume 3 Appendix 9.3 and Archaeological Trail Trenching Report.
- Habitats Regulation Assessment Stage 1 Screening Report – See ES Volume 3 Appendix 7.14
- Phase 1 Habitat Survey – See PEA in ES Volume 3 Appendix 7.1
- Associated Species Survey Reports – See various reports in ES Volume 3
- Ground Investigation Reports – See PSSR in ES Volume 3 Appendix 10.1 (Ground Investigation Report and Technical Note also submitted with the Application)

The following plans and drawings accompany this planning application are set out in the table below:

- NWRR-WSP-GEN-0000-DR-CH-00002 Location and Redline Location Plan P02
- NWRR-WSP-SGN-0000-DR-CH-00001 General Arrangement Sheet 1 of 5 P02
- NWRR-WSP-SGN-0000-DR-CH-00002 General Arrangement Sheet 2 of 5 P02
- NWRR-WSP-SGN-0000-DR-CH-00003 General Arrangement Sheet 3 of 5 P02
- NWRR-WSP-SGN-0000-DR-CH-00004 General Arrangement Sheet 4 of 5 P02
- NWRR-WSP-SGN-0000-DR-CH-00005 General Arrangement Sheet 5 of 5 P02
- NWRR-WSP-SGN-0000-DR-CH-00006 General Arrangement P02
- NWRR-WSP-SGN-0000-DR-CH-00007 General Arrangement Revisions 2020 P02
- NWRR-WSP-HSC-0000-DR-CH-00001 Site Clearance P02
- NWRR-WSP-HDG-0000-DR-CH-00001 Drainage Sheet 1 of 5 P02
- NWRR-WSP-HDG-0000-DR-CH-00002 Drainage Sheet 2 of 5 P02

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- NWRR-WSP-HDG-0000-DR-CH-00003 Drainage Sheet 3 of 5 P02
- NWRR-WSP-HDG-0000-DR-CH-00004 Drainage Sheet 4 of 5 P02
- NWRR-WSP-HDG-0000-DR-CH-00005 Drainage Sheet 5 of 5 P02
- NWRR-WSP-HPV-0000-DR-CH-00001 Pavements Sheet 1 of 5 P02
- NWRR-WSP-HPV-0000-DR-CH-00002 Pavements Sheet 2 of 5 P02
- NWRR-WSP-HPV-0000-DR-CH-00003 Pavements Sheet 3 of 5 P02
- NWRR-WSP-HPV-0000-DR-CH-00004 Pavements Sheet 4 of 5 P02
- NWRR-WSP-HPV-0000-DR-CH-00005 Pavements Sheet 5 of 5 P02
- NWRR-WSP-HKF-0000-DR-CH-00001 Kerbs and Footways Sheet 1 of 5 P02
- NWRR-WSP-HKF-0000-DR-CH-00002 Kerbs and Footways Sheet 2 of 5 P02
- NWRR-WSP-HKF-0000-DR-CH-00003 Kerbs and Footways Sheet 3 of 5 P02
- NWRR-WSP-HKF-0000-DR-CH-00004 Kerbs and Footways Sheet 4 of 5 P02
- NWRR-WSP-HKF-0000-DR-CH-00005 Kerbs and Footways Sheet 5 of 5 P02
- NWRR-WSP-HML-0000-DR-CH-00001 Chainage plan Sheet 1 of 6 P02
- NWRR-WSP-HML-0000-DR-CH-00002 Long and Cross Sections Sheet 2 of 6 P02
- NWRR-WSP-HML-0000-DR-CH-00003 Long and Cross Sections Sheet 3 of 6 P02
- NWRR-WSP-HML-0000-DR-CH-00004 Long and Cross Sections Sheet 4 of 6 P02
- NWRR-WSP-HML-0000-DR-CH-00005 Long and Cross Sections Sheet 5 of 6 P02
- NWRR-WSP-HML-0000-DR-CH-00006 Long and Cross Sections Sheet 6 of 6 P01
- NWRR-WSP-HSR-0000-DR-CH-00001 Swept Path Analysis Sandy Lane Roundabout P02
- NWRR-WSP-HSR-0000-DR-CH-00002 Swept Path Analysis Brampton Lane Roundabout P02
- NWRR-WSP-HSR-0000-DR-CH-00003 Roundabout Geometry Sandy Lane Roundabout P02
- NWRR-WSP-HSR-0000-DR-CH-00004 Roundabout Geometry Brampton Lane Roundabout P02
- NWRR-WSP-HLG-0000-DR-EO-00001 Proposed Road Lighting Layout Sheet 1 of 5 P02
- NWRR-WSP-HLG-0000-DR-EO-00002 Proposed Road Lighting Layout Sheet 2 of 5 P02
- NWRR-WSP-HLG-0000-DR-EO-00003 Proposed Road Lighting Layout Sheet 3 of 5 P02
- NWRR-WSP-HLG-0000-DR-EO-00004 Proposed Road Lighting Layout Sheet 4 of 5 P02
- NWRR-WSP-HLG-0000-DR-EO-00005 Proposed Road Lighting Layout Sheet 5 of 5 P02
- 70021598-WSP-SBR-0001-DR-CB-00002 Rail Bridge General Arrangement P.2
- 70021598-WSP-SBR-0002-DR-CB-00002 River Nene Bridge General Arrangement P.02
- NWRR-WSP-LAN-0000-GA-LA-00000 Landscape General Arrangement P01

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