



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

NCC (Property Asset Management)
John Dryden House
8-10 The Lakes
Northampton
NN4 7DY

Name and address of agent (if any)

PHP Architects
The Old Rectory
Rectory Lane
Milton Malsor
NN7 3AQ

Part I - Particulars of application

Date of Application

10th January 2015

Application No.

NCC Ref: 14/00070/CCDFUL

SNC Ref: S/2015/0131/PCC

Particulars and location of development

A new build 2FE (2 Form entry) primary and nursery school to include associated playgrounds, playing fields, car park and service/delivery yard and ancillary sports changing building at Land At Radstone Fields, Brackley

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 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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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 Documents

- Application Forms dated September 2014
- Planning Statement dated January 2015
- Design and Access Statement dated August 2014

Drawings

- Drawing No. 4073-A100 P1 Previous Site Plan
- Drawing No. 4073-A102 P1 Site Location Plan
- Drawing No. 4073-A200 T3 Proposed Site Plan
- Drawing No. 4073-A201 T3 Site Entrances
- Drawing No. 4073-A203-T1 MUGA & Playing Field Section
- Drawing No. 4073-A210 P1 GA - Ground Floor Plan
- Drawing No. 4073-A211 P1 GA - First Floor Plan
- Drawing No. 4073-A212 P1 GA - Roof Plan
- Drawing No. 4073-A215 P1 Changing Block Elevations & Plan
- Drawing No. 4073-A250 T3 Site Boundary Treatments
- Drawing No. 4073-A300 T2 Building Elevations - Sheet 1
- Drawing No. 4073-A301 P1 Building Elevations - Sheet 2
- Drawing No. 4073-A320 P1 Sections 1-3
- Drawing No. 4073-A321 P1 Sections 4-6
- Drawing No. 4073-A500 T2 Site Edge Wall Details
- Drawing No. 4073-A550 T3 Cast Stone Window Elevations
- Drawing No. 4073-A551 T3 Enlarged Window Detail Sheet 1
Traditional
- Drawing No. 4073-A700 P1 Perspective Views
- Drawing No. 13-0315 E 500_P3 Service Yard Light
- Drawing No. 13-0315 E 500_T2
- Drawing No. 13-0315 E 501_P3 External Lighting
- Drawing No. 13-0315 E 502_T2 Car park lighting
- Drawing No. 13-0315 E 503_T2 Perimeter and Playground Lighting
- Drawing No. 13-0315 E 505_T2 Site Plan and Entrance Lighting
- Drawing No. 13-0315 E 550_P5 Lighting Strategy
- Drawing No. 13-0315 XELC003_2.0 Lighting Type Data Sheets
- Drawing No. 13-0315 XLS002_T2
- False Colour Render of Site Lighting - Radstone Fields

Technical Information

- Radstone Fields Material List, ref. 4073sp150806A2.1
- Radstone Fields 2FE Primary School - External Lighting Calculations

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- dated January 2014
- Transport Statement, ref. R-TS-R6614FA-01-0, prepared by JPP dated March 2015
 - Letter and enclosures from JPP dated 17th July 2015
 - Drawing No. R6614FA-E02 Rev T3 External Works Drainage Layout
 - Arboricultural Survey - Radstone Fields, Brackley prepared by Waterman Energy, Environment and Design Ltd dated 23rd March 2010
 - Protected Species Report Update - Radstone Fields, Brackley prepared by Waterman Energy, Environment and Design Ltd dated October 2011
 - Protected Species Report Update Addendum - Radstone Fields, Brackley prepared by Waterman Energy, Environment and Design Ltd dated October 2011
 - Ecology Walkover Survey - Letter from Waterman Energy, Environment and Design Ltd dated 23 April 2014
 - Outline Planning Flood Risk Assessment prepared by MEC Ltd dated July 2010

Reason: For the avoidance of doubt and in the interests of amenity having regard to Policy S10 of the West Northamptonshire Joint Core Strategy (2014).

Construction Management

3. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to the 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 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. Hours of operation;
 - ix. Hours of delivery times;
 - x. Provision for emergency vehicles;
 - xi. Routing agreement for construction traffic;
 - xii. Details of any temporary construction access(es);
 - xiii. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;

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- xiv. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
- xv. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- xvi. Storage of plant and materials used in constructing the development;
- 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.

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 Planning Authority.

Reason: In the interests of residential amenity, highway safety and visual 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).

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 saved Policy G3 of the South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Materials

- 5. Except as otherwise required by conditions attached to this planning permission, the materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with those detailed in the Radstone Fields Material List, ref. 4073sp150806A2.1.

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

- 6. The part of the external walls of the school to be constructed in natural tumbled ironstone with cast stone detailing shall be laid, dressed, coursed and pointed in accordance with a sample panel (minimum 1.2 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Planning Authority prior to the commencement of the development hereby permitted.

Reason: To ensure that the materials are appropriate to the appearance of the

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locality and to ensure the satisfactory appearance of the completed development in accordance with saved Policy G3 of the South Northamptonshire Local Plan and the adopted Radstone Fields Design Code.

7. The proposed fences and walls as detailed on Drawing Nos. 4073-A250 T3 and 4073-A500 T2 shall be constructed/erected prior to the first occupation of the school hereby permitted and shall thereafter be retained as such.

Reason: To ensure a satisfactory visual boundary to the site, in the interests of crime prevention and to comply with Policy G3 of the South Northamptonshire Local Plan and the Radstone Fields Design Code.

Access & Highways

8. Prior to commencement of development hereby permitted, the applicant shall submit full engineering and construction details to and for the approval by the Planning Authority (in agreement with the Local Highway Authority) for the two vehicular access junctions, as shown indicatively on PHP Architects Drawing No. 4073 A201 T3. The access works shall be constructed in accordance with the approved details prior to commencement of development.

Reason: In the interests of the safe and efficient operation of the highway network having regard to Policy C2 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Surface Water Drainage

9. No development shall take place until full details of the surface water drainage scheme for the site, based on the approved drainage layout (letter dated 17th July 2015 from Martin Andrews of JPP to Mr John O'Neill of EA, reference R6614PM/MA/MA/001 and JPP drawing 'External Works Drainage Layout' project reference R6614FA, drawing number E02 revision T3 dated 28/04/2015), have been submitted to and approved in writing by the Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details. The details of the scheme shall include:

- a) 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, linear drains, storage tanks, and outfalls/inlets.
- b) Cross sections of the orifice plate control chamber (including site specific levels mAOD) and any other flow control devices.

Reason: To prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site.

10. No development shall take place until a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Planning

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Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

Reason: To ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system.

Landscape

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

Reason: To ensure that the development is adequately landscaped and in the interests of its 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 Local Plan (2014).

12. 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 Planning Authority.

Reason: To ensure that the development is adequately landscaped and in the interests of its visual amenity having regard to saved Policy G3 of the South Northamptonshire Local Plan (1997) and Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Plant and Equipment

13. 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 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 Local Plan (2014).

Noise

14. Prior to the commencement of any part of the development hereby permitted,

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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 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 Local Plan (2014).

External Lighting

15. No external lighting shall be erected or installed until a scheme has been submitted in writing and approved by the 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 having regard to Policy S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Travel Plan

16. Prior to the occupation and use of the development hereby permitted, an Interim School Travel Plan shall be submitted to the 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 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 S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

Cycle Provision

17. Details of the location of the covered cycle parking spaces shall be as submitted on Drawing No. 4073/A200 T3 unless otherwise agreed in writing with the 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

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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 S10 of the West Northamptonshire Joint Core Strategy Local Plan (2014).

POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application, the 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) (Amendment No.2) Order 2012.

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 1AX (Tel: 01604 366700) 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. 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.
5. 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 condition 8 of this consent.

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6. The applicant's attention is drawn to the recommendations of Sport England in their letter dated 10 February 2015.

Date 23rd September 2015 Signed G.P. Watson

For Assistant Director of Environment and
Planning

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