



**Town and Country Planning Act 1990**

**PLANNING PERMISSION**

**Name and address of applicant**

Northamptonshire County Council,  
Sustainable Transport  
Riverside House  
Riverside Way  
Northampton  
NN1 5NX

**Name and address of agent (if any)**

Trevor Godwin  
Clarke Bond Civils Ltd  
Shand House  
14-20 Shand Street  
London  
SE1 2ES

**Part I - Particulars of application**

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**Date of Application**

1<sup>st</sup> October 2007

**Application No.**

07/00051/ CCD & 07/00529/COC

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**Particulars and location of development**

Construction of the Corby Northern Orbital Road (Phase 1) linking Steel Road (junction with A43) to a new junction with Mitchell Road/Phoenix Parkway, Corby

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**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 hereby permitted shall be begun no later than the expiration of 3 YEARS from the date of this permission.

**Reason:** Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

**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.

## 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 submitted application and further information provided during the assessment process i.e. Drawing Nos. CL00490/P01, CL00490/P02, CL00490/P03A, CL00490/P10, CL00490/P11F, CL00490/P12, CL00490/P13, CL00490/P20, CL00490/P21, CL00490/P22, CL00490/P23B, CL00490/30, CL00490/P39, CL00490/P40, CL00490/P41, CL00490/P42, CL00490/P43, CL00490/P50, CL00490/P51, CL00490/P52, CL00490/P53, CL00490/P60, CL00490/P61, CL00490/P62, CL00490/P80B, CL00490/P81C, EL00333.83(Fig 3) Rev B, Planning Support Statement (Volume 1 dated September 2007), Environmental Statement (Volume 3 dated September 2007), Flood Risk Assessment (Volume 5 dated September 2007) and Statement of Community Engagement (Volume 6 dated September 2007).

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

3. The construction of the Corby Northern Orbital Road shall be in accordance with the details of the approved Ecological Management Plan (EMP) required by Condition 4 of this planning permission.

**Reason:** To safeguard protected species and to prevent a net loss of biodiversity in accordance with policy 28 of the Regional Spatial Strategy for the East Midlands (2005) and saved policy E10 of the Corby Borough Council Local Plan (1997).

## Ecological Management Plan

4. No development on land outside of the existing public highway shall take place until an Ecological Management Plan (EMP) has been submitted to and approved in writing by the County Planning Authority.

The EMP shall detail:-

- i) the further ecological works required prior to the commencement of construction.
- ii) the mitigation for protected species and habitats,
- iii) enhancement measures to the surrounding habitat of the Corby Northern Orbital Road.
- iv) the further surveys that will be undertaken prior to the commencement of construction.
- v) monitoring and management to be carried pre, during, and post construction phase.
- vi) measures for creating a 'Net gain' of biodiversity.

For Condition 4 (i) – 4 (vi) inclusive, the EMP will:-

- i) detail a summary of the measure to be implemented.

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- ii) detail Effect(s) which will be mitigated and / or enhanced by this measure.
- iii) detail the stage at which the measures will be implemented.
- iv) give details of the person responsible for implementing the measures.

**Reason:** To safeguard protected species and to prevent a net loss of biodiversity in accordance with policy 28 of the Regional Spatial Strategy for the East Midlands (2005) and saved policy E10 of the Corby Borough Council Local Plan (1997).

### Landscaping

5. The Corby Northern Orbital Road shall be landscaped and planted with hedgerows, trees and shrubs in accordance with a comprehensive scheme which shall be submitted no later than twelve months from the date of this permission for approval in writing by the County Planning Authority. The submitted scheme shall be in accordance with the details in the Environmental Management Plan required under condition '4' of this permission. The scheme as approved shall be implemented concurrently with the development and shall be completed no later than the first planting season following the substantial completion of the development, or as may otherwise be agreed. 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 amenity, and to ensure the conservation and enhancement of the landscape character of the County in accordance with saved policy of P1 (E) of the Corby Borough Council Local Plan (1997) and saved policies EN4 and EN5 of the East Northamptonshire District Local Plan (1996).

### Materials

6. The Corby Northern Orbital Road shall be constructed utilising a low road noise surface material and all maintenance thereafter shall utilise the same type of low road noise construction materials.

**Reason:** To minimise noise disturbance, and in the interest of amenity in accordance with policy 1 of the Regional Spatial Strategy for the East Midlands (2005) and saved policy EMP5 of the East Northamptonshire District Local Plan (1996).

### Lighting

7. Within twelve months of the date of this permission a scheme of all lighting provision related to the development hereby permitted is required to be submitted to, and approved in writing by the County 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. Unless otherwise agreed in writing with the County Planning Authority, the approved scheme shall be implemented and maintained throughout the duration of the development hereby permitted.

**Reason:** In the interest of visual amenity in accordance with policy 1 of the

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Regional Spatial Strategy for the East Midlands (2005) and saved policy EN26 of the East Northamptonshire District Local Plan (1996).

### **Hours of Working**

8. No development shall take place until a scheme for the hours of construction works on site has been submitted to and approved in writing by the County Planning Authority, and thereafter implemented in accordance with the approved scheme.

**Reason:** To ensure that working on site is carried out within reasonable hours so as to avoid disturbance to neighbouring properties in accordance with policy 1 of the Regional Spatial Strategy for the East Midlands (2005) and saved policy EMP5 of the East Northamptonshire District Local Plan (1996).

### **Construction Traffic**

9. No development shall take place until a scheme for the routing and control of construction traffic shall be submitted to and approved in writing by the County Planning Authority. The approved scheme shall be implemented and thereafter maintained during the construction of the Corby Northern Orbital Road.

**Reason:** In the interest of amenity and highway safety in accordance with saved policy T3 of the Northamptonshire County Structure Plan (2001).

10. Prior to the commencement of construction works, all temporary accesses to be used by construction traffic, and any temporary accommodating works to be provided outside of the existing public highway, shall be submitted to the County Planning Authority for approval in writing.

**Reason:** In the interest of amenity and highway safety in accordance with saved policy T3 of the Northamptonshire County Structure Plan (2001).

### **Machinery Noise Suppression**

11. Except as may otherwise be agreed in writing by the County Planning Authority, all plant, equipment and machinery used on site for the road construction, including vehicular traffic to and from the site, shall be designed and maintained to reduce noise levels to a minimum and shall be operated in accordance with manufacturer's instructions. All plant, equipment and machinery used on site, including vehicular traffic, which is capable of being fitted with the appropriate silencers, baffles, cladding and rubber linings shall be so fitted and maintained.

**Reason:** To minimise noise disturbance to neighbouring properties in accordance with policy 1 of the Regional Spatial Strategy for the East Midlands (2005) and saved policy EMP5 of the East Northamptonshire District Local Plan (1996).

### **Wheel Cleaning**

12. No vehicle used in connection with the road construction works shall enter the public highway unless its wheels and chassis are clean, to prevent the deposit of mud, slurry or other debris.

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**Reason:** In the interest of amenity and highway safety in accordance with saved policy T3 of the Northamptonshire County Structure Plan (2001).

### **Dust**

13. During the road construction works suitable measures, including the use of water spray facilities in periods of dry weather shall be adopted to ensure that dust is kept to a minimum on the site and temporary access, construction and accommodation roads.

**Reason:** To safeguard the local environment and protect the amenities of local residents from unreasonable dust levels in accordance with policy 1 of the Regional Spatial Strategy for the East Midlands (2005) and saved policy EMP5 of the East Northamptonshire District Local Plan (1996).

### **Vehicle Sheeting**

14. All vehicles transporting materials to and from the site in connection with the road construction works shall be securely sheeted in such a way to ensure that no material is deposited on the public highway.

**Reason:** To safeguard the interest of users of the public highway in accordance with saved policy T3 of the Northamptonshire County Structure Plan (2001).

### **Management and Maintenance Strategy**

15. All surface water drainage works hereby approved as part of this scheme shall be maintained in perpetuity by the Highways Authority.

**Reason:** To prevent an increase in flood risk in accordance with policy 36 of the Regional Spatial Strategy for the East Midlands (2005)

### **Groundwater and Contaminated Land**

16. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the County Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the County Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the County Planning Authority.

1. A desk study identifying:

- All previous uses.
- Potential contaminants associated with those uses.
- A conceptual model of the site indicating sources, pathways and receptors.
- Potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for an

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assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.
4. A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

Any changes to these agreed elements require the express consent of the County Planning Authority.

**Reason:** To prevent pollution of surface or groundwater in accordance with policy 36 of the Regional Spatial Strategy for the East Midlands (2005) and Planning Policy Statement 25.

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, and obtained written approval from the County Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

**Reason:** To prevent pollution of surface or groundwater in accordance with policy 36 of the Regional Spatial Strategy for the East Midlands (2005) and Planning Policy Statement 25.

### **Floodplain compensatory storage**

18. Prior to the commencement of development calculations of the loss, gain and net increase of flood storage shall be submitted and approved in writing by the County Planning Authority.

**Reason:** To prevent an increase in flood risk in accordance with policy 36 of the Regional Spatial Strategy for the East Midlands (2005) and Planning Policy Statement 25.

### **Informative(s)**

1. The applicant's attention is drawn to the contents of:
  - The letter dated 8<sup>th</sup> April 2008 from the Environment Agency
  - The letter dated 11<sup>th</sup> October 2007 from the National Grid.

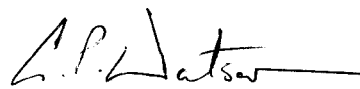
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## REASONS FOR APPROVAL

The Regional Spatial Strategy, Policy 43 iv S3, identifies the objective of developing the transport infrastructure needed to support the regeneration of Corby as a place to both live and work. This is further supported by Policy 13 which also seeks to encourage the growth and regeneration of Corby as part of the expansion proposals for the Southern Sub-Area.

The application is therefore considered to be acceptable in accordance with policies 1, 13, 19, 22, 28, 42 and 43 of the Regional Spatial Strategy for the East Midlands (2005), saved policy T3 of the Northamptonshire County Structure Plan (2001), saved policies EN4, EN5, EN26 and EMP5 of the East Northamptonshire District Local Plan (1996) and saved policies T10, P1 (E) and E10 of the Corby Borough Council Local Plan (1997).

Date: 2<sup>nd</sup> May 2008

Signed: 

On behalf of the Chief Planning Officer

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