

North Northamptonshire South Area Planning Committee (Wellingborough)

Application Reference	NW/23/00526/FUL	
Case Officer	Mr Chris Law	
Location	Earls Barton Primary School 1 - 5 Broad Street Earls Barton Northampton NN6 0ND	
Development	Construction of a new teaching block comprising of 5 classrooms, relocation and enlargement of on-site staff car parking provision, formation of new vehicular crossover to proposed car park from Churchill Road, removal of 2 mobile classrooms, minor alterations to existing KS1 and KS2 buildings to allow interface with new teaching block and associated landscaping and external works.	
Applicant	Mr Phil Norwell	
Agent	Mr Kulvinder Obhi	
Ward	Earls Barton Ward	
Overall Expiry Date	12 October 2023	
Agreed Extension of Time	29 January 2024	
Checked	Senior Development Management Officer	Debbie Kirk

Scheme of Delegation

This application is brought to committee because it falls outside of the council's scheme of delegation because North Northamptonshire Council is the applicant and landowner.

1. Recommendation

- 1.1 That planning permission be **GRANTED** subject to the conditions listed at the end of the report

2. The Application Proposal and Background

- 2.1 This application seeks planning permission for the construction of a new teaching block extension comprising of five classrooms as well as minor alterations to existing buildings to facilitate the new extension. In addition, it is proposed that a new vehicular access from Churchill Road serving a new car park will be provided, the removal of 2 x mobile classrooms and a hard and soft landscaping scheme. Amended floor plans and elevations have been provided to allow for additional insulation for the classroom building since the original submission.
- 2.2 The main part of the new teaching block will sit between the existing Key Stage 1 and 2 buildings and would measure 36.0 metres in length by 10.5 metres in width for the majority of the proposed scheme.
- 2.3 The new vehicular access from Churchill Road will provide access to the new car park which will provide 35 car parking spaces with 4 spaces being available with electric vehicle (EV) charging points.
- 2.4 To facilitate the new school extension and car park there are other minor works proposed to link the new facilities with the existing.
- 2.5 The application has been accompanied by the following documents:
- Planning, Design and Access Statement
 - Topographical survey Plan
 - Utility Survey Plan
 - Ground Investigation/Contamination Report
 - Heritage Impact Assessment
 - Public Consultation Display
 - Public Consultation Notice and Forms
 - School Field Statement
 - Landscape Strategy Plans - amended
 - Arboricultural Survey and Impact Assessment
 - Ecological Phase 1 & Biodiversity Net Gain Assessment
 - Car Park Drainage Layout & Teaching Block Drainage Layout – amended and additional details
 - Transport
 - EBPS School Travel Plan - amended
 - Acoustic Report - amended
 - External Lighting Layout
 - Pod Point Car Charger Specification
 - Construction Ecological Management Plan
 - Landscape and Ecological Management Plan
 - Construction Demolition Management Plan details

- 2.6 The school expansion is proposed to be funded from the £2,084,000.00 s106 funding received from David Wilson Homes for The Wickets housing development and £713,000.00 from the Department for Education.

3. Site Description and Surroundings

- 3.1 The application site contains the Earls Barton Primary School and is located on the corner of Broad Street and Churchill Way in the village centre of Earls Barton. The levels vary considerably across the site with the infant's school having two levels internally (difference of 0.6 metres) whilst the junior school has 3 internal level changes equating to a differential of 1.8 metres). The floor level difference between the nearest point of the junior and infant's school is 0.7 metres. These internal floor level changes are reflected in the external works with a series of access ramps and steps around the building. The school has been extended over time with additional buildings, temporary classroom buildings and outdoor areas. The site is currently accessed by vehicles from Broad Street only.
- 3.2 The school is bound to the east by Churchill Road a residential street. Broad Street is a mixed-use street leading to the heart of the village to the south. Earls Barton Library (Community managed) lies to the south east of the school site and both the school and library share a vehicular access road from Broad Street. A Co-Op supermarket and residential properties bound the site to the west.
- 3.3 Earls Barton Primary School was amalgamated several years ago from Infant and Junior schools. The amalgamation resulted in a legacy of two buildings which are still operational as two separate buildings. The School accommodates two playgrounds for KS1 and KS2 respectively and green space to the south east, which due to its topography and issues with drainage is not fit for use by the school.
- 3.4 The Infants (KS1) building on Broad Street lies within the Earls Barton Conservation Area.

4. Relevant Planning History

WP/2009/0396	Northamptonshire County Council decision Extension to form new school reception area and children's centre	05.11.2009
BW/1988/0958	Approved with conditions Siting of portacabin	29.09.1988
BW/1975/0804	Deemed approved Two class extension to form junior school for 200 places	01.01.1975
WR/1970/0006	Approved C. P. school	11.05.1970

WP/2003/0175	Agreed Erection of a single storey external covered play area.	24.04.2003
WP/2000/0623	Approved Erection of a 1930 high security fence with associated single and double gates ("Heras" fencing)	12.01.2001

5. Consultation Responses

A full copy of all comments received can be found on the Council's Website <https://www.wellingborough.gov.uk/viewplanningapplications>

5.1 Earls Barton Parish Council

Whilst Earls Barton Parish Council does not object to this application, would ask that consideration is given to the possibility of allowing the car park to be open for community events.

Earls Barton village centre suffers from a lack of parking and, whilst it is understood that the car park cannot be left open at all times, the support that could be given to events such as Earls Barton Carnival, the Soap Box Derby and Carols on The Square, as well as events in Earls Barton Library and Community Centre and Earls Barton Methodist Church would be greatly appreciated.

5.2 Neighbours/Responses to publicity

3 letters of objection have been received from residents in the vicinity of the application site. The issues raised are summarised below:

- concerns regarding congestion/parking issues on Churchill Road by parents;
- can the field not be used for pupils rather than car parking;
- transport note does not take into account Churchill Road being gridlocked due to reduced road width;
- concerns regarding the gated entry to the car park which could cause more congestion as the gates are operated;
- concerns about the loss of the field/use of public open space for sports days;
- reduction in pupil spaces at the school would reduce traffic through the village;
- the additional classrooms are not needed as the school is not over subscribed;
- loss of field for a car park and loss of trees.

5.3 Local Highway Authority (LHA)

First response dated 24.08.23:

Subject to the Travel Plan meeting the requirements of the Local Highway Authority it is not intended to raise an objection to the application on highway safety or capacity grounds.

Observations:

- It should be noted that the highway over the frontage of the application site includes a footway and a rear verge, and it is suggested that the red line boundary should follow the highway boundary at the rear of the verge.
- The vehicular crossing must be constructed, road marking altered and removed, and all highway surfaces affected by the proposals reinstated in accordance with the specification of the Local Highway Authority and subject to a suitable licence/agreement under the Highways Act 1980.
- Works to remove, accommodate or protect existing street furniture or features such as street lighting columns, trees, traffic signs or the apparatus of service providers must be agreed with the Local Highway Authority or Statutory Undertaker and carried out at the cost of the applicant.
- To prevent loose material being carried onto the public highway the driveway must be paved with a hard-bound surface for a minimum of 5 metres in rear of the highway boundary.
- A positive means of drainage must be installed to ensure that surface water from the driveway does not discharge onto the highway.
- Pedestrian to vehicle visibility of 2.0 metres x 2.0 metres above a height of 0.6 metres must be provided and maintained on both sides of the vehicular access.

Travel plan response dated 05.09.23:

The Travel Plan has been checked for fitness for purpose and a copy of the review is attached. The Travel Plan is unapproved and requires amendments.

Second response dated 08.11.23:

Observations:

- A satisfactory maintenance routine should be put in place to ensure that visibility is maintained and encroachment over and into the public highway is avoided.

Updated travel plan response dated 24.12.23 following receipt of amended travel plan:

The amended travel plan is approved, and no objections are raised to the development on highway safety or capacity grounds.

5.4 NNC Senior Built Heritage Consultant

There are no concerns regarding the principle of the development, nor to the siting and scale of the proposed block. The design of the proposed block would be in-keeping with its immediate environs and the use of traditional and sustainable materials is welcome. Rooflights and solar panels in the setting of designated heritage assets can be problematic and often harmful, but in this instance face (largely) away from the conservation area boundary and will only be viewed from the rear of the existing lower school block.

There are no objections to the proposals.

5.5 NNC Archaeology

The proposed development will have a detrimental effect upon surviving sub-surface archaeological remains. Such effects do not represent an over-riding constraint to development provided that adequate provision is made for the investigation and recording of any remains so affected. In order to secure this

please attach a condition for an archaeological programme of works as per paragraph 211 of the NPPF to any permission granted in respect of this application.

5.6 Northamptonshire Police Crime Prevention Design Advisor

Northamptonshire Police has no formal objection to the application in its current form.

The applicants have provided a Safety and Security statement. The scheme must be implemented in accordance with these details and thereafter retained in accordance with details supplied.

5.7 NNC Environmental Protection Officer

First response dated 16.10.23:

Concerns are raised in relation to the submitted noise report and plant noise exceeding 5dB below background noise.

Second response dated 14.12.23:

As the plant will achieve a noise rating level of 5dB below background, would have no objections to the proposal provided the plant specification is in accordance with the report and that mitigation measures are implemented in accordance with the noise report.

Conditions are recommended in relation to plant noise and a construction management plan.

5.8 Campaign for Dark Skies (CFDS)

CFDS has reviewed the Lighting Report for this school development and concludes that the lighting scheme, as proposed, will meet Local and National guidance on the control of energy waste from light pollution provided that the final lighting products used are those as stated and they are installed as stated in the report.

5.9 NNC Landscape Officer

First response dated 27.09.23:

No objections but concerns raised in relation to some of the planting and maintenance for the landscaping scheme as well as the loss of established trees for the car park entrance. It is recommended that reinforced grass is used in place of block paving for the car park.

Second response dated 06.11.23 following updated landscaping scheme:

Disappointed that the grasscrete suggestion has not been found to be workable but would accept the explanation and am satisfied that my other explicit concerns about the design have been addressed. There are still concerned about the ongoing maintenance burden of so much planting with the limitations of school budgets and the challenges of climate change.

5.10 NNC Ecology

First response dated 02.09.23:

No consideration of ecological matters has been taken.

Officer note: this is incorrect, and the information has been re-provided.

Second response dated 12.11.23:

Queries raised with the applicant regarding some of the figures used in the biodiversity spreadsheets

Third response dated 08.01.24:

The supplied Landscape Environmental Management Plan (LEMP) only covers a 5-year period and it should cover the duration of the Biodiversity Net Gain (BNG) (20 years).

5.11 **NNC Surface Water Drainage Assessment Team**

First response dated 05.10.23:

There is insufficient information available to comment on the acceptability of the proposed surface water drainage scheme for the proposed development.

Second response dated 11.01.24 following updated drainage details:

Sufficient information has been provided and a condition is recommended in relation to a Verification Report for the installed surface water drainage system for the site based on the approved Surface Water Drainage Strategy.

6. Relevant Planning Policies and Considerations

6.1 **Statutory Duty**

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 **National Policy**

National Planning Policy Framework (NPPF) (December 2023)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

6.3 **North Northamptonshire Joint Core Strategy – Part 1 of the local plan (JCS)**

Policies:

- 1 (presumption in favour of sustainable development)
- 2 (historic environment)
- 3 (landscape character)
- 4 (biodiversity and geodiversity)
- 5 (water environment, resources and flood risk management)
- 6 (development on brownfield land and land affected by contamination)
- 7 (community services and facilities)
- 8 (North Northamptonshire place shaping principles)
- 11 (network of urban and rural areas)

6.4 **Plan for the Borough of Wellingborough – Part 2 of the local plan (PBW)**

Policy

SS1 (villages)

- 6.5 **Earls Barton Neighbourhood Plan**
Policies:
EB. D1 (design, layout, building techniques)
EB.OS1 (local green space)

- 6.6 **Other Relevant Documents:**
Sustainable Design
Biodiversity
Trees on Development Sites
Planning Out Crime in Northamptonshire
Parking
Air Quality

7. **Evaluation**

The key issues for consideration are:

- principle of development and material considerations;
- design, layout and the effect on the character and appearance of the surrounding area;
- heritage assets;
- archaeology;
- landscape character and visual amenity;
- flood risk and surface water drainage;
- noise;
- air quality;
- biodiversity;
- living conditions of the neighbouring occupiers;
- effect/impact on highway safety in relation to the proposed access arrangement and parking provision;
- crime and disorder;
- conditions.

- 7.1 **Principle of Development and material considerations** - Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.”*

- 7.1.1 Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the NPPF.

- 7.1.2 In addition to the specific NPPF requirements set out above, paragraph 137 states that ‘applicants will be expected to work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably’.

- 7.1.3 The application site is located within the village centre of Earls Barton as defined by EBNP key diagram (figure 3 page 16) and relates to an existing school site.
- 7.1.4. Part of the site is also designated as local green space as Site 02 within policy EB.OS1 of the EBNP. Policy EB.OS1 of the EBNP is clear that sites with this designation should be protected from development that is not consistent with their function as local green space due to their local significance and community value unless very special circumstances can be demonstrated. The site is not however a designated playing field.
- 7.1.5 The majority of the sites designated under policy EB.OS1 of EBNP are publicly accessible sites and the only site which does not have public access is this application site as it is part of an enclosed school site.
- 7.1.6 Policy 7 of the JCS is clear that development should support and enhance community services and facilities (including education) where appropriate by (a) providing new or enhanced community services and facilities to meet the needs arising from the development utilising, where possible, opportunities for co-location of facilities or the use of existing suitable sites. At part 7 (d) of the JCS development should not result in a net loss of open space or sports facilities including playing fields unless certain exceptions are met.
- 7.1.7. In relation to policy 7 (a) of the JCS the current school accommodates circa 470 pupils with the view to increase this to as close as possible to 3FE accommodating up to 630 pupils by increasing the existing teaching facilities at the school. The applicant has advised in their design and access statement that this full number would be unlikely to be achieved due to constraints of the existing school site and existing classroom sizes. The proposed development would enhance and increase the existing teaching facilities on the site and within the village of Earls Barton.
- 7.1.8 The part of the application site that is proposed to be used for a car park is not used by the school for recreation as the local recreation ground is used for school sports day and this is confirmed in the school field statement submitted with the application. Therefore, it is considered that the facility is surplus to requirements under policy 7 (d) (i) of the JCS.
- 7.1.9 Whilst the loss of the field for a car park is regrettable, this space is urgently needed for parking to allow for the expansion of the school to provide additional classroom space and this is a significant material consideration in the consideration of this application.
- 7.1.10 Therefore, the principle of the development is considered to comply with policy EB.OS1 of the EBNP and policy 7 (a) and (d) (i) of the JCS. The development would still need to be assessed against the other development plan policies which are considered in the following sections of this report.

7.2 Design, layout and the effect on the character and appearance of the surrounding area

- 7.2.1. JCS at policy 8 (d) (i) and (ii) describes the principles that proposed development must take into account with regards to its effect on the character and appearance of an area.
- 7.2.2 Policy EB. D1 of the EBNP requires development proposals to be of a high standard of design and layout in keeping with local character and should seek to utilise sustainable building techniques and materials wherever practical.
- 7.2.3 The government at paragraph 135 (a) – (d) of the NPPF attach great importance to the design of built development. It goes on to advise that planning decisions should ensure that development will function well and add quality of the overall area; not just for the short term but over the life time of a development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the built environment and landscape setting, while not discouraging appropriate innovation and change; establish or maintain a strong sense of place, using the arrangements of streets, space, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- 7.2.4 The National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.
- 7.2.5 The new classroom building is proposed to be of a simple single storey design with a part asymmetric dual pitched roof and part flat roof. The building will provide a link between the two main existing buildings on the school site. The building is proposed to be constructed partly in Ibstock Cheddar Red facing brick and partly in Forticrete stone/splitface buff blockwork. The pitched roof is proposed to be covered in Cedral Birkdale slate roof tiles (blue black) with photovoltaic panels on the south east facing roof and a single ply membrane system to the flat sections. The windows and doors are proposed to be aluminium.
- 7.2.6 The character and form of the proposed extension is considered acceptable in relation to the character and appearance of the area and the existing buildings on the school site. The careful design and integration of the new building with the existing buildings is considered acceptable and the materials proposed will tie in well. The material details should be conditioned so samples can be approved and to ensure the approved materials are implemented.
- 7.2.7 The development of the car park on the existing grass field will have an impact upon the character and appearance of the area due to the loss of the green space. However, a substantial amount of landscaping and planting is proposed to be provided such that the visual impact is offset as much as possible. The materials proposed for the car park are specified as permeable block paving and the details of these are provided within the landscaping proposals. In general, the car park works are therefore also considered acceptable.

7.2.8 Subject to conditions specifying the external facing materials, the development would comply with policy 8 (d) (i) and (ii) of the JCS and policy EB.GD1 of the EBNP.

7.3 **Effect on heritage assets**

7.3.1 The council is required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

7.3.2. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve or enhance the character or appearance of a conservation area.

7.3.3. Policy 2 of the JCS sets out the policy background for the protection, preservation and enhancement of the historic environment.

7.3.4. With regards the NPPF, chapter 16 sets out government advice on conserving and enhancing the historic environment. Paragraph 207 sets out its guidance where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset. Paragraph 208 advises on development proposals which will lead to less than substantial harm to the significance of a designated heritage asset. The paragraph goes on to say that the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. 7.3.5 Paragraph 213 informs that not all elements of a conservation area will necessarily contribute to its significance.

7.3.5 The courts have held (*South Lakeland DC v Secretary of State for the Environment*, [1992] 2 WLR 204) that there is no requirement in the legislation that conservation areas should be protected from all development which does not enhance or positively preserve.

7.3.6. Whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed.

7.3.7 The extension to the school is positioned within the school site and will not be easily visible from the surrounding area, however the site partly lies within the Earls Barton Conservation Area and in close proximity to several listed buildings. The NNC Senior Built Heritage Consultant has provided the following comments on the proposals:

7.3.8 “There are no concerns regarding the principle of the development, nor to the siting and scale of the proposed block. The design of the proposed block is in-keeping with its immediate environs and the use of traditional and sustainable materials is welcome. Rooflights and solar panels in the setting of designated heritage assets can be problematic and often harmful, but in this instance face (largely) away from the conservation area boundary and will only be viewed

from the rear of the existing lower school block. There are no objections to the proposals.”

- 7.3.9 The development proposed is considered acceptable with regards to its impact on the nearby listed buildings and the setting of the Earls Barton Conservation Area and would therefore comply with policy 2 (a), (b) and (c) of the JCS, advice contained within chapter 16 of the NPPF and regards has been paid to sections 66 and Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.4 **Archaeology**

- 7.4.1 JCS policy 2 (d) requires that where proposals would result in the unavoidable and justifiable loss of archaeological remains, provision should be made for recording and the production of a suitable archive and report.

- 7.4.2 With regards the NPPF, section 16 sets out government advice on conserving and enhancing the historic environment and in particular paragraph 206 advises that, where appropriate, when determining an application which could affect a heritage asset with archaeological interest the council should, where appropriate, require developers to submit a field evaluation.

- 7.4.3 The NNC Lead Archaeologist has commented on the proposals as follows:

“The primary school lies to the east of the historic core of Earls Barton. The parish church and motte castle are to the north west of the site. While the site appears to be outside the area of medieval settlement, activity of earlier periods has been identified in the vicinity, notably just to the east of Station Road; in the 1960s Iron Age and Roman pottery was found in numerous pits and ditches when the area was being developed. Subsequently to the rear of 11 Doddington Road an area of Iron Age settlement activity was identified by trial trenching in 2012 and fully investigated in 2014 ahead of development.

- 7.4.4 On this basis there is some potential for archaeological remains to be present, but they are likely to have been truncated by more recent development. In this case therefore, the potential can be addressed by a condition for a programme of archaeological work should consent be granted and would be happy to provide a brief for the works.

- 7.4.5 The proposed development will have a detrimental effect upon surviving sub-surface archaeological remains. Such effects do not represent an over-riding constraint to development provided that adequate provision is made for the investigation and recording of any remains so affected. In order to secure this please attach a condition for an archaeological programme of works as per paragraph 211 of the NPPF to any permission granted in respect of this application.”

- 7.4.6 Following discussions with the applicant, the condition is proposed to be imposed in two phases, Phase 1 for the car park and Phase 2 for the classroom building. This has been agreed as acceptable by NNC Lead Archaeologist.

7.4.7 Subject to a condition for a programme of archaeological work for phases 1 and 2 the development would comply with policy 2 (d) of the JCS.

7.5 **Landscape character and visual amenity**

7.5.1 Policy 3 (a), (b) and (e) of the JCS states that development should be located and designed in a way that is sensitive to its landscape setting retaining and where possible enhancing the distinctive qualities of the landscape character area which it would affect.

7.5.2 The application has been accompanied by a detailed landscaping strategy which includes a large amount of new planting to offset the loss of the trees required to be removed for the new highway access on Churchill Road, the classroom extension and the loss of the grass field for the new car park.

7.5.3 The NNC Landscape Officer provided the following comments on the proposals as originally submitted:

“The proposed development is needed, and lot of work has gone into what has been submitted. Do not object but have a number of observations:

Some trees will be lost and the proposed car park on the school field will have a detrimental impact in environmental and visual amenity terms. The landscape plan which has been submitted however provides a considerable amount of new planting. None of the existing semi-improved grassland would remain. Do have concerns about the amount of ongoing maintenance for all this which would be involved with budget limitations. Also have concerns about the ground preparation which would be required beneath the tree canopy on the east side because of the potential for root damage and because the site analysis indicates that there is likely to be a thin layer of good soil over heavy clay. There is a damp patch of ground in the south east corner and it might be better to adjust the proposed planting to wetland species here.

The inclusion of *Euphorbia characias wulfenii* is of concern because of the potential for children breaking off a stem and releasing the toxic sap. Would also recommend a substitute for *Gaultheria procumbens* because it prefers acid soil. The landscape plan will be part of what will need to be approved and queries should be addressed.

Recommend that the car park should be constructed with reinforced grass as per the attached screenshot. This has been used successfully on The Embankment amenity area and the car park in Swanspool Gardens in Wellingborough. This would also significantly improve the situation for absorbing surface water runoff. Permeable block paving on a site which is apparently now not used for sport because it slopes would be less effective.

It is unfortunate that the location of the entrance will result in a number of trees being removed. They are ash, assessed in the tree report as category C. Ash die back is a current concern, and the trees which would remain are mainly maple, alder and oak. One ash would remain adjacent to the car park entrance. The tree report indicates that the impact on the root protection area would be 11.21%. One of the plans appears to show the edge of the

entrance as being closer to the tree, perhaps wider because of the highway's comments. The tree report suggests that an arboricultural method statement should be required, and that there will be no no-dig areas because of highway levels and 'subterranean attenuation systems'. Protective fencing will need to be provided around the root protection area (RPA)."

7.5.4 Amended plans were received following the initial comments of NNC Landscape Officer to help overcome some of the concerns. A justification for why grasscrete cannot be used was also provided.

7.5.5 The NNC Landscape Officer provided further comments:

"Disappointed that the grasscrete suggestion has not been found to be workable, but accept the explanation and am satisfied that other explicit concerns about the design have been addressed. There are still concerns about the ongoing maintenance burden of so much planting with the limitations of school budgets and the challenges of climate change."

7.5.6 It is acknowledged that the ongoing maintenance for the landscaping scheme will be high, this is up to the applicant to ensure this is done and with no objections to the amended scheme from the NNC Landscape Officer, the development is considered acceptable.

7.5.7 Conditions are recommended that the development is implemented in accordance with the submitted landscaping scheme and that the existing trees to remain are protected during the construction period.

7.5.8 Subject to the aforementioned conditions being imposed the development would comply with policy 3 (a), (b) and (e) of the JCS.

7.6 **Flood risk and drainage**

7.6.1 The JCS at policy 5 sets out a raft of sub policies aimed at preventing or reducing flood risk.

7.6.2 The NPPF at chapter 14 sets out government views on how the planning system should take into account the risks caused by flooding. The planning practice guidance under the chapter titled 'flood risk and climate change' gives detailed advice on how planning can take account of the risks associated with flooding in the application process.

7.6.3 The applicant has submitted a surface water drainage strategy following concerns raised by the surface water drainage assessment team that insufficient information was provided. Layout drawings for the car park drainage and classroom building drainage are also provided.

7.6.4 The surface water drainage assessment team, raised further concerns as follows:

"A justification for exceeding greenfield rates and that Anglian Water are happy they discharge to sewer or why alternative discharge is not proposed is also required."

- 7.6.5 This has been provided by the applicant and the following final comments have been received:

“Having reviewed the applicant’s submitted details located within:

Surface Water Drainage Strategy October 2023 Reference: 21/42904 prepared by David Smith Associates LLP, proposed car park drawing produced by David Smith Associates LLP drawing number 21 P03 reference 42904/50, LLFA response produced 5th October 2023 by PH and Surface Water Drainage Strategy January 2024 Rev 01 Reference: 21/42904 prepared by David Smith Associates LLP.

We would advise that there is **sufficient** information available to comment on the acceptability of the proposed surface water drainage scheme for the proposed development.”

- 7.6.6 Subject to conditions being imposed to ensure the surface water drainage details are implemented as proposed and a verification report for the implemented surface water drainage scheme is provided, the development would comply with policy 5 of the JCS.

7.7 **Noise**

- 7.7.1 To ensure quality of life and safer and healthier communities the JCS at policy 8 (e) (ii) states that new development should be prevented from contributing to or being adversely affected by unacceptable levels of noise.
- 7.7.2 Chapter 15 of the NPPF gives advice on how local planning authorities should prevent new development from being adversely affected by unacceptable levels of noise pollution. The NPPF further advises that decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.
- 7.7.3 The PPG offers detailed advice on Noise which was updated on 24 December 2014.
- 7.7.4 It should be identified that the council’s environmental protection service has powers to deal with any unacceptable noise the development may create as necessary under the provisions of the Environmental Protection Act 1990.
- 7.7.5 The council’s environmental protection service has powers to deal with any unacceptable noise caused by building works as necessary under the provisions of the Environmental Protection Act 1990 and it has published a leaflet entitled ‘considerate contractor advice note’.
- 7.7.6 The application has been accompanied by an acoustic assessment as the development has the potential to impact upon the amenity of neighboring residential occupiers. Following initial concerns raised by the NNC Environmental Protection Officer (noise and air quality) regarding the sound levels of plant within the acoustic report, an amended acoustic report has been submitted. The NNC Environmental Protection Officer (noise and air quality) provided the following comments on the amended details:

- 7.7.7 “Having reviewed the amended noise report by Walker Beak Mason Ltd (Ref 5382/A) which reflects Environmental Protection’s requirement for external plant noise not to exceed 5dB below background at the nearest sensitive receptor, at any time.
- 7.7.8 The noise report confirms that the proposed Air Source Heat Pump (ASHP) will operate during the daytime only. It recommends that, due to the proximity to the school extension, the plant is mounted on a solid base and is fitted with vibration isolation with appropriate anti-vibration mountings selected to give at least 95% isolation at the forcing frequency. In addition, mitigation in the form of an acoustic enclosure is also recommended. The report does state that ‘it is incumbent on the plant designers/contractors to ensure that the plant is designed and installed so that audible distinctive acoustic characteristics are negated / avoided’.
- 7.7.9 With mitigation, the report determines that the rating level of noise from the daytime operation of ASHP, when assessed in accordance with BS4142:2014, will achieve -6dB to -8dB below the daytime background noise levels.
- 7.7.10 As the plant will achieve a noise rating level of 5dB below background, have no objections to the proposal provided the plant specification is in accordance with the report and that mitigation measures are implemented in accordance with the noise report
- 7.7.11 It is recommended the following conditions are imposed in order to protect residential amenity during the operational and construction phases of the development:
- 7.7.12 Plant Noise
The rating level of noise from all externally mounted plant associated with the site shall not exceed the background noise level by 5 dB(A) below background at any time when assessed in accordance with BS 4142:2014 (or latest version).
- Reason: In the interest of residential amenity in accordance with policy 8 (i) of the North Northamptonshire Joint Core Strategy.
- 7.7.13 Construction and Demolition Management Plan
Prior to the commencement of development, a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works.
- Reason: In the interests of highway safety and residential amenity in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.”
- 7.7.14 Informatives are also recommended to ensure the applicant is aware of the requirements for a construction and demolition management plan and noise during the construction phase.

7.7.15 Subject to the aforementioned conditions the development would comply with policy 8 (e) (i) and (ii) of the JCS.

7.8 **Air quality**

7.8.1 The JCS at policy 8 amongst other things, requires development not to result in an unacceptable impact on neighbours by reason of pollution.

7.8.2 To ensure quality of life and safer and healthier communities the JCS at policy 8 (e) (i) requires development not to have an unacceptable impact on amenities by reason of pollution, whilst 8 (e) (ii) goes further by stating that both new and existing development should be prevented from contributing to or being adversely affected by unacceptable levels of air pollution.

7.8.3 Chapter 15 of the NPPF offers broad advice on how local planning authorities should prevent both existing and new development from being adversely affected by unacceptable levels of air pollution.

7.8.4 The PPG at paragraph 001 of the air quality section dated 6 March 2014 states that 'It is important that the potential impact of new development on air quality is taken into account in planning where the national assessment indicates that relevant limits have been exceeded or are near the limit'. The guidance goes on to explain the implications for local authorities if national objectives are not met which this will include measures in pursuit of the objectives which could have implications for planning. The PPG at paragraph 009 demonstrates how considerations about air quality fit into the development management process.

7.8.5 The East Midlands region is looking to minimise the cumulative impact on local air quality that ongoing development has rather than looking at significance.

7.8.6 As the proposed development includes the provision for vehicle parking. A key theme of the NPPF is that developments should enable future occupiers to make "green" vehicle choices and paragraph 116 (e) "incorporate facilities for charging plug-in and other ultra-low emission vehicles". Policy 15 (c) of the JCS seeks for the design of development to give priority to sustainable means of transport including measures to contribute towards meeting the modal shift targets in the Northamptonshire Transportation Plan.

7.8.7 The plans show that the car park will have 4 electric vehicle charging points installed and the specification of these has been provided (PodPoint Charger specification). A condition should be imposed to ensure these details are implemented.

7.8.8 Subject to the aforementioned EV charging point condition the development would comply with policy 8 (e) (i) & (ii) of the JCS.

7.9 **Biodiversity**

7.9.1 Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority

must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.”

- 7.9.2 The JCS at policy 4 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
- 7.9.3 The NPPF at chapter 15 ‘protect and enhance biodiversity and geodiversity’ sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity.
- 7.9.4 The application has been accompanied by a Phase 1 ecological assessment and a biodiversity net gain assessment (BNGA). Following initial concerns and queries raised by the NNC Ecologist, no objections are raised to the scheme subject to securing the net gain.
- 7.9.5 The submitted Construction Ecological Management Plan and Landscape and Ecological Management Plan (LEMP) have since been submitted and reviewed by the NNC Ecologist. The submitted LEMP only covers a 5-year period and should cover the length of the BNG (20 years). A condition is recommended that a LEMP is submitted (that covers the 20-year period) and approved by the local planning authority.
- 7.9.6 Subject to the aforementioned condition the development would comply with policy 4 of the JCS.
- 7.10 **Living conditions of the neighbouring occupiers**
- 7.10.1 The JCS at policy 8 (e) (i) details policy relating to the protection of amenity of neighbouring occupiers.
- 7.10.2 At paragraph 135 (f) of the NPPF the government requires new development to provide ‘a high standard of amenity for all existing and future users.
- 7.10.3 The proposed classroom building is not considered to have an impact upon the amenity or privacy of neighbouring residential occupiers due to the separation distances on the site. The impact from noise from the works and associated car park have been considered under the noise section earlier in this report.
- 7.10.4 Comments have been received from neighbouring residential occupiers in relation to traffic congestion however whilst the comments of the nearby residential occupiers with regards their views on how the proposed development would affect them are noted. The effects on neighbouring amenities from comings and goings on 7.10.5 Church Hill Road and Broad Street from the droppings off and collecting of pupils at the start and finish of the school day in term time from parents is generally limited to 30 minutes in the mornings and afternoon and would not be significant enough to warrant refusal of this application in relation to residential amenity.
- 7.10.5 The scheme would not have such a significant effect on the standard of amenity which is currently enjoyed by the adjacent residential occupiers as the potential for noise from external plant noise has been assessed as

acceptable by the NNC Environmental Protection Officer (air quality and noise).

7.10.6 The proposed development would comply with Policy 8 (e) (i) of the JCS.

7.11 **Highway safety**

7.11.1 JCS policy 8 (b) (i) gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters.

7.11.2 JCS policy 8 (b) (ii) seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

7.11.3 **Access and Pedestrian Access**

The application proposes a new vehicular access from the highway along Churchill Road. This will serve the proposed new car park on the field area. The local highway authority has provided the following comments on the new access:

- The vehicular crossing must be constructed, road marking altered and removed, and all highway surfaces affected by the proposals reinstated in accordance with the specification of the Local Highway Authority and subject to a suitable licence/agreement under the Highways Act 1980.
- Works to remove, accommodate or protect existing street furniture or features such as street lighting columns, trees, traffic signs or the apparatus of service providers must be agreed with the Local Highway Authority or Statutory Undertaker and carried out at the cost of the applicant.
- To prevent loose material being carried onto the public highway the driveway must be paved with a hard-bound surface for a minimum of 5 metres in rear of the highway boundary.
- A positive means of drainage must be installed to ensure that surface water from the driveway does not discharge onto the highway.
- Pedestrian to vehicle visibility of 2.0 metres x 2.0 metres above a height of 0.6 metres must be provided and maintained on both sides of the vehicular access.

7.11.4 The above requirements of the local highway authority should either be conditioned or informatives imposed to ensure compliance.

7.11.5 Pedestrian access to the site will remain unchanged.

7.11.6 **Parking**

Parking accommodation should be provided in accordance with the Northamptonshire parking standards (2016) and satisfy policy 8 (b) (ii) of the JCS.

7.11.7 The existing car park provides 21 spaces and is spread out between the two main school buildings in an awkward layout with some spaces double banked. The proposed new provision would be for 37 spaces with 35 spaces

within the new car park. Two accessible spaces will remain in their current location and an additional 2 accessible spaces are also provided close to the school buildings. There would therefore be a total of 39 on site spaces.

7.11.8 The proposed extension would result in a net gain of 2 classrooms and a staff increase of 1.5 Full Time Equivalent (FTE) (Currently 24.5 FTE staff and would increase to 26 FTE). This would have a requirement of an additional 1.5 spaces. A total of 18 new spaces are being provided, 4 of which will have electric vehicle charging points available. The new car park will also help to provide additional spaces as the existing parking is under provision currently, when assessed against NNC parking standards SPD.

7.11.9 A total of 8 new secure covered cycle spaces will also be provided which meets the requirement of 1 space per 4 staff set out in the NNC parking standards SPD and there will also be 5 spaces for visitors/pupils.

7.11.10 The additional off-street parking and cycle parking would bring the provision beyond the requirements set out in the NNC parking standards SPD and is supported by NNC highway engineer and is considered acceptable.

7.11.11 **School Travel Plan**

The application was accompanied by a school travel plan which provides details of the travel arrangements for school staff and pupils. The plan encourages walking and cycling as methods to travel to the school. The plan has been assessed by the local highway authority and the first version required amendments as it did not include details of relevant national and local transport policies, cycle arrangements, disabled parking spaces, monitoring, review and sign off arrangements. An updated version has since been submitted and approved by the local highway authority.

7.11.12 Subject to the aforementioned conditions the development would comply with policy 8 (b) (i) and (ii) of the JCS.

7.12 **Crime and disorder**

7.12.1. Section 17 of the Crime and Disorder Act 1998 details the need for the council to do all that it reasonably can to prevent, crime and disorder in its area.

7.12.2 The JCS at policy 8 (e) (iv) sets out the policy requirement for new development to seek to design out crime and disorder and reduce the fear of crime.

7.12.3 The adopted designing out crime supplementary planning guidance gives detailed advice this issue.

7.12.4 The NPPF at paragraph 135 (f) state that decisions should aim to ensure that developments create safe, inclusive and accessible environments which promote health and wellbeing with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.

7.12.5 The application has been accompanied by a safety and security statement within the planning, design and access statement which demonstrates the proposed development has been designed to follow secured by design principles. This includes secure perimeter fencing and gates, external doors and windows to have a safety rating of STS 202 Br 2 and fitted with safety glazing. CCTV and alarm systems will be extended, natural surveillance from the new car park and secure covered cycle parking.

7.12.6 Northamptonshire Police Crime Prevention Design Advisor has commented that no objections are raised to the development subject to securing these external safety and security details and a condition should be imposed to ensure the details are implemented.

7.12.7 Subject to the aforementioned conditions the development would comply with policy 8 (e) (vi) of the JCS.

7.13 **Conditions**

7.13.1. The NPPF at paragraph 56 requires conditions to only be imposed where they are: necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The PPG re-iterates this advice.

7.13.2 It is considered that the proposed conditions meet the tests set out in the NPPF and the provisions of the PPG.

8. Other Matters

8.1 **Lighting**

8.1.1 The application has been accompanied by details of an external lighting scheme. The scheme includes lighting for the car park and has been designed to meet secured by design principles and avoid light spill to the adjacent residential properties.

8.1.2 The Campaign for Dark Skies has concluded in the consultation response that the lighting scheme, as proposed, will meet Local and National guidance on the control of energy waste from light pollution provided that the final lighting products used are those as stated and they are installed as stated in the report.

8.1.3 Subject to a condition ensuring the lighting scheme is implemented as submitted, the development would comply with policy 8 (e) (i), (ii) and (iv) of the JCS.

9. CONCLUSION/PLANNING BALANCE

9.1 The proposed development complies with the relevant development plan policies and is consistent with the provisions in the NPPF. In the absence of any material considerations of sufficient weight, it is recommended that the proposal be approved subject to conditions.

10. RECOMMENDATION

10.1 That planning permission be **GRANTED** subject to the following conditions

11. Conditions

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawings/details:
 - Drawing No. PL-06335-100 Rev A- Site Location and Existing Site Plan (registered 17 August 2023)
 - Drawing No. PL-06335-101 Rev B- Proposed Site Plan (registered 19 October 2023)
 - Drawing No. PL-06335-103 Rev B- Proposed Ground Floor Plan (registered 19 October 2023)
 - Drawing No. PL-06335-104 Rev A- Proposed Roof Plan (registered 17 August 2023)
 - Drawing No. PL-06335-105 Rev B- Proposed Elevations (registered 19 October 2023)
 - Drawing No. PL-06335-107 Rev B- Proposed Building Sections (registered 6 November 2023)
 - Drawing No. 22-2882 Rev 3.2- Landscape Design Overview (registered 6 November 2023)
 - Drawing No. 22-2882 Rev 3.2- Landscape Design Car Park Area (registered 6 November 2023)
 - Drawing No. 22-2882 Rev 3.2- Landscape Design School Area (registered 6 November 2023)
 - Drawing No. 22-2882 Rev 3.2- Landscape Design Plant Schedule (registered 6 November 2023)
 - Drawing No. 22-2882 Rev 3.2- Landscape Design Specification (registered 6 November 2023)
 - Drawing No. 4740/06 Rev d1- Proposed Hedgerow Plan (registered 6 November 2023)
 - Planning, Design and Access Statement V2 by Stenton Obhi Architects (registered 10 August 2023)
 - Arboricultural Impact Assessment by Nicholsons (Report ref. 22-2820 V1) dated June 2023 (registered 10 August 2023)
 - External Lighting Report by PS Lighting Consultants (registered 10 August 2023)
 - PodPoint EV Charging Specification (registered 10 August 2023)
 - Surface Water Drainage Strategy by DSA (Report ref. 21/42904 Rev 01) Dated January 2024 (registered 10 January 2024)
 - Drawing No. 21-42904/60 Rev P1- Proposed School Drainage Layout (registered 10 August 2023)
 - Drawing No. 21-42904/50 Rev P3- Proposed Car Park Drainage Layout (registered 10 August 2023)
 - Construction Ecological Management Plan by Nicholsons (Report ref.

4740/06 V1) Dated December 2023 (registered 21 December 2023)
Biodiversity Impact Assessment by Nicholsons (Report re. 22-0781 V2)
Dated September 2023 (registered 8 September 2023)
Landscape and Ecological Management Plan by Nicholsons (Report ref.
4740/06 V1) Dated December 2023 (registered 21 December 2023)
School Travel Plan v1.0 Dated October 2024 (registered 19 October 2023)

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

3. No development above slab level shall take place until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details or such other materials that have been submitted and approved.

Reason: To ensure that the development does not detract from the appearance of the locality in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

4. No development shall take place on the school extension element until a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

This written scheme shall include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) fieldwork in accordance with the agreed written scheme of investigation;
- (ii) post-excavation analysis and documentary research;
- (iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Local 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 Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, and the results made available, in accordance with policy 2 (d) of the North Northamptonshire Joint Core Strategy and paragraph 211 of the National Planning Policy Framework.

5. No development shall take place on the car park element until a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) fieldwork in accordance with the agreed written scheme of investigation;
- (ii) post-excavation analysis and documentary research;

(iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Local 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 Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, and the results made available, in accordance with policy 2 (d) of the North Northamptonshire Joint Core Strategy and paragraph 211 of the National Planning Policy Framework.

6. The existing trees shown on the hereby approved plans and in the arboricultural impact assessment in condition 2 within and adjacent to the site shall be protected in accordance with BS 5837:2012 and shall not be damaged or destroyed, uprooted, felled, lopped or topped during the demolition and construction period of the development without the prior written consent of the local planning authority.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 3 (b) and (e) of the North Northamptonshire Joint Core Strategy.

7. Notwithstanding the approved plans, the development shall be carried out in accordance with the approved landscaping scheme. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity. All hard and soft landscape works shall be carried out prior to the first occupation of the development.

Reason: To protect the appearance and character of the area and to minimise the effect of the development on the area in accordance with policy 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy.

8. The development shall be carried out in accordance with the approved Drainage Strategy Report (Reference 21/42904 Rev 01 prepared by David Smith Associates LLP dated January 2024) prior to the first occupation of the development.

Reason: To ensure the installed Surface Water Drainage System is implemented in accordance with the approved reports and in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

9. No occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Surface Water Drainage Strategy, document reference 21/42904 Rev 01 prepared by David Smith Associates LLP dated January 2024 has been submitted in writing by a suitably qualified drainage engineer to and approved in writing by the Local Planning Authority.

The details shall include:

- a. Any departure from the agreed design is keeping with the approved principles
- b. Any As-Built Drawings and accompanying photos
- c. Results of any Performance testing undertaken as a part of the application process (if required / necessary)
- d. Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- e. CCTV confirmation 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 in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

10. The rating level of noise from all externally mounted plant associated with the site shall not exceed the background noise level by 5 dB(A) below background at any time when assessed in accordance with BS 4142:2014 (or latest version).

Reason: In the interest of residential amenity in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

11. Prior to the commencement of development, a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works.

Reason: Details are required prior to the commencement of development in the interests of highway safety and residential amenity in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy

12. Notwithstanding the approved details in condition 2, the development shall be carried out in accordance with the details approved in relation to electric vehicle charging points. The approved scheme shall be installed prior to the first occupation of the development and retained as such thereafter.

Reason: To negate the impact of the development on local air quality and accord with policies 8 (e) (ii) and 15 (c) of the North Northamptonshire Joint Core Strategy and advice contained within paragraph 116 (e) of the National Planning Policy Framework.

13. The development shall be carried out in accordance with the approved Construction Ecological Management Plan (Report reference. 4740/06 V1 Dated December 2023).

Reason: To ensure a net gain in biodiversity in accordance with policy 4 of the North Northamptonshire Joint Core Strategy.

14. Notwithstanding the approved details in condition 2, a Landscape and Ecological Management Plan covering a biodiversity net gain period of 20

years shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure a net gain in biodiversity in accordance with policy 4 of the North Northamptonshire Joint Core Strategy.

15. Prior to the first occupation of the development, the vehicular crossing must be constructed, road marking altered and removed and all highway surfaces affected by the proposals reinstated in accordance with the specification of the Local Highway Authority and subject to a suitable licence/agreement under the Highways Act 1980.

Reason: In the interests of highway safety in accordance with policy 8 (b) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

16. To prevent loose material being carried onto the public highway the driveway must be paved with a hard-bound surface for a minimum of 5 metres in rear of the highway boundary prior to the first occupation of the development.

Reason: In the interests of highway safety in accordance with policy 8 (b) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

17. Prior to the first occupation of the development a positive means of drainage must be installed to the vehicular access from Churchill Road to ensure that surface water from the new accessway does not discharge onto the highway.

Reason: In the interest of highway safety in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

18. Prior to the first occupation of the development hereby approved, pedestrian to vehicle visibility of 2.0 metres x 2.0 metres above a height of 0.6 metres must be provided and maintained on both sides of the vehicular access.

Reason: In the interests of highway safety in accordance with policy 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

19. The proposed security and crime prevention measures detailed within the planning, design and access statement shall be installed prior to the first occupation of the development and retained as such thereafter.

Reason: In the interest of the security in accordance with Policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

20. The development shall be carried out in accordance with the approved External Lighting Scheme by PS Lighting Consultants prior to the first occupation of the development and shall be retained as such thereafter.

Reason: To ensure the external lighting scheme is implemented as approved and ensure no impact on neighbour amenity in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

12. INFORMATIVE/S:

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.
2. The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it is good practice to notify neighbouring occupiers of the nature and duration of works to be undertaken.

To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours:

0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.

3. The Statement required to discharge the Demolition and Construction Management Plan condition of this consent is expected to cover the following matters:
 - A noise and vibration assessment and management scheme undertaken in accordance with procedures detailed in BS 5228:2009+A1:2011-2031 Code of Practice for Noise and Vibration Control on Construction and Open Sites, BS 6472-1992 Guide to the Evaluation of human exposure to vibration in buildings, and BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration
 - A dust assessment and management scheme undertaken in accordance with Institute of Air Quality Management (IAQM) Guidance on Assessment of Dust from Demolition & Construction 2011-2031, and Institute of Air Quality Management (IAQM) Guidance on Air Quality Monitoring in the vicinity of Construction & Demolition Sites 2018.
 - the parking and turning of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
 - wheel washing facilities;
 - measures to control the emission of dust and dirt during demolition and construction;
 - a scheme for waste minimisation and recycling/disposing of waste

resulting from the demolition and construction works, which must not include burning on site;

- design of construction access;
- hours of demolition and construction work;
- control of noise and/or vibration;
- measures to control overspill of light from security lighting.

4. Contractors and sub-contractors must have regard to BS 5228: 2009 Code of Practice for Noise Control on Construction and Open Sites and the Control of Pollution Act 1974, BS 6472-1992 Guide to the Evaluation of human exposure to vibration in buildings, and BS 7385-2:1993 Evaluation and measurement for vibration in buildings - Guide to damage levels from ground borne vibration, Institute of Air Quality Management (IAQM) Guidance on Assessment of Dust from Demolition & Construction 2011-2031, and Institute of Air Quality Management (IAQM) Guidance on Air Quality Monitoring in the vicinity of Construction & Demolition Sites 2018.

Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

Works audible at the site boundary outside the approved hours may result in the service of a Notice restricting the hours. Breach of the notice may result in prosecution and an unlimited fine and/or six months imprisonment.

5. Works to remove, accommodate or protect existing street furniture or features such as street lighting columns, trees, traffic signs or the apparatus of service providers must be agreed with the Local Highway Authority or Statutory Undertaker and carried out at the cost of the applicant.