

<b>Case Officer:</b>	Daniel Callis		
<b>Applicant:</b>	Northamptonshire County Council		
<b>Proposal:</b>	Construction of a two form entry (2FE) primary school including erection of a 2 storey school building, sports pitches, vehicular and pedestrian access, car and cycle parking and provision of hard and soft landscaping.		
<b>Ward:</b>	Towcester Brook		
<b>Councillors:</b>	Cllr Richard Dallyn & Cllr Martin Johns Cllr Lisa Samiotis		
<b>Reason for Referral:</b>	Major development		
<b>Expiry Date:</b>	17 December 2020	<b>Committee Date:</b>	3 December 2020

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## **RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS**

### **Proposal**

Construction of a two form entry primary school on the Towcester South development.

### **Consultations**

The following consultees have raised **objections** to the application:

- Towcester Town Council, Lead Local Flood Authority, NCC Archaeology

The following consultees have raised **no objections** to the application:

- SNC Planning Policy, SNC Building Control, SNC Ecology, SNC Environmental Protection, NCC Highways, Environment Agency, Highways England, Crime Prevention Design Advisor

The following consultees have **not yet responded** to the application:

- Anglian Water

0 letters of objection have been received and 0 letters of support have been received.

### **Conclusion**

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Compliance with the approved Design Code
- How the proposal responds to the character of the site and surrounding area
- Whether or not the proposed access and movement layout is acceptable
- Impact on Trees
- Impact on Ecology and Biodiversity
- Design of Flooding and Drainage provisions
- Impact upon Residential Amenity
- Sustainability of construction and future use

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

## **MAIN REPORT**

### **1. APPLICATION SITE AND LOCALITY**

- 1.1. The application site relates to the sustainable urban extension (SUE) on the southern side of the town, which in total extends to an area of 180 hectares. The SUE is bounded to the east by the A5, to the west by the A43, and to the north by the existing built development of Towcester. The SUE also adjoins the hamlet of Wood Burcote. To the south of the SUE lies open countryside.
- 1.2. The site itself comprises one parcel (or sub-phase) of within the SUE. This sub-phase occupies an area just to the south of the existing construction area, which is earmarked for a primary school on the illustrative Masterplan.
- 1.3. The application is for all reserved matters (appearance, landscaping, layout and scale) within the area lined in red.

### **2. CONSTRAINTS**

- 2.1. The application site is within 2km of three Local Wildlife Sites

### **3. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1 Reserved matters for the construction of a two form entry (2FE) primary school including erection of a 2 storey school building, sports pitches, vehicular and pedestrian access, car and cycle parking and provision of hard and soft landscaping.
- 3.2 The main school building would be predominantly faced with a red-orange brick, although rear sections of the building would be clad with a grey-brown fibre cement vertical cladding at first floor level. Windows and doors would be slate grey in colour. The roof would be covered with zinc interlocking shingle tiles in slate grey.

### **4. RELEVANT PLANNING HISTORY**

- 4.1. The following planning history is considered relevant to the current proposal:

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
S/2007/0374/OUTW NS	Outline planning application for the creation of a new mixed use neighbourhood at Towcester comprising: 2750 homes; employment land to support B1, B2 and B8 uses; a main Local Centre (food store, retail units, public house/restaurant, doctors surgery/medical centre, nursery/crèche and community hall); a support local centre (corner shops, takeaways); mixed use commercial area to accommodate Class C1 Hotel with conference and leisure facilities;	APPROVED March 2015

two new primary schools; areas of public open space and strategic landscaping, incorporating new formal Sports Pitches, and combined community facility and Pavilion and parking and new allotments; the provision of the Towcester Relief Road connecting the A5T to the A43T; surface water/flood management works and necessary related engineering works for drainage and services

S/2019/1232/COND Condition 7 (c) [Design Code: Local Centre(s)] Application for approval of details submitted pursuant to Condition 7(c) of planning permission S/2007/0374/OUTWNS APPROVED June 2020

## 5. PRE-APPLICATION DISCUSSIONS

5.1. The following pre-application discussions have taken place with regard to this proposal:

<u>Pre.App Ref.</u>	<u>Proposal</u>
P/2020/0130/PRM	Reserved matters for a 2FE primary school

5.2. The applicant submitted a pre-app for the primary school prior to making this application. During the pre-app they worked constructively with Officers to make changes to the design, including altering the external design and materials

## 6. RESPONSE TO PUBLICITY

6.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was 29<sup>th</sup> October 2020 although comments received after this date and before finalising this report have also been taken into account.

6.2. No comments have been raised by third parties

## RESPONSE TO CONSULTATION

7.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

### PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

7.2. TOWCESTER TOWN COUNCIL: **Object** on the following grounds:

- The design is dark and imposing and out of keeping in its residential setting
- There is inadequate parking provision and this will impact the surrounding neighbourhood. Both of Towcester's existing primary schools suffer from insufficient car parking and the resulting on-road parking has a profound, negative impact on neighbouring residential dwellings and implications for

the safety of both pedestrians/motorists. Whilst it's hoped that pupils of the school will arrive by foot, this can by no means be guaranteed.

- Northamptonshire Highways has requested that a realistic Transport Statement be submitted for consideration and the committee supports this request
- Ask that the school's sports pitches be made available for use by the wider community

*(Officer note: Para 13 of the 4<sup>th</sup> Schedule of the S106 relating to the outline permission requires NCC to be made available for public use in accordance with a scheme to be approved by SNC before each school opens)*

### CONSULTEES

- 7.3. SNC PLANNING POLICY: **No objection**. The proposal broadly accords with policy and the approved masterplan for the SUE.
- 7.4. SNC BUILDING CONTROL: **No objection**. Comment that Radon protection required; all surface water to Soak Away; Fire Authority Consult required
- 7.5. SNC ECOLOGY: No response received at time of writing report.
- 7.6. SNC ENVIRONMENTAL PROTECTION: **No objection**. Recommends the applicant consider installing electric vehicle charging points, or the cabling/ducting to enable this in future. Would also welcome photovoltaic panels on the roof at this stage. Requires conditions relating to unexpected contamination, noise levels for plant/equipment, and a noise impact assessment and mitigation for any new plant/equipment.
- 7.7. NCC HIGHWAYS: **No objections** but make comments on various details relating to parking, gates and barriers, refuse collection and deliveries, pedestrian and cycle access, cycle storage. Comment also that the Transport Assessment is still under review (further comments awaited).
- 7.8. NCC ARCHAEOLOGY: **Object** on the following grounds: The application area appears to have had no previous evaluation to assess for the presence of archaeological remains. Evaluation just to the north-west found evidence for Iron Age activity and given the low number of trenches in the evaluation and the results of further work, which has shown that the archaeological areas are generally larger and more complex than the geophysics and trenching have shown, it is highly likely that the identified activity to the north west continues into this land parcel.
- 7.9. In light of this the site should be evaluated by geophysical survey and trial trenching as soon as possible and the results used to formulate a suitable mitigation strategy.

*(Officer note: Archaeology was considered as part of the outline planning permission (S/2007/0374/OUTWNS) and is covered by condition 8 on that permission. It is not, therefore, an issue for re-evaluation as part of this application)*

- 7.10. HIGHWAYS ENGLAND: **No objection** or further comment.
- 7.11. ENVIRONMENT AGENCY: **No objection** or further comment.
- 7.12. CRIME PREVENTION DESIGN ADVISOR: **No objection**. The layout as presented is in line with best practice in that there are layers of security on site to reduce

opportunities for persons to gain access to the secure rear areas, the bike parking is within a secure fence line and all persons entering the school will need to enter via one single point. There is no mention of security within the D&AS. Each room, not just corridors, should be alarmed. A monitored police calling alarm system is required as it is not possible to influence the security of the doors and windows the building being constructed off site and arriving pre formed.

7.13. ANGLIAN WATER: No response received at time of writing report

7.14. LEAD LOCAL FLOOD AUTHORITY: **Object** on the grounds that there is insufficient information available to comment on the acceptability of the proposed surface water drainage scheme for the proposed development.

7.15. The comments received can be viewed in full on the Council's website, via the online Planning Register.

## 7. RELEVANT PLANNING POLICY AND GUIDANCE

8.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2. The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15<sup>th</sup> December 2014 and which provides the strategic planning policy framework for the District to 2029, and the recently adopted South Northamptonshire Local Plan (Part 2). The relevant planning policies of South Northamptonshire's statutory Development Plan are set out below:

### WEST NORTHAMPTONSHIRE JOINT CORE STRATEGY 2014 (JCS 2014)

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S2 - Hierarchy of Centres
- S3 - Scale and Distribution of Housing Development
- S5 - Sustainable Urban Extensions
- S6 - Phasing of Housing Development
- S10 - Sustainable Development Principles
- S11 - Low Carbon and Renewable Energy
- C1 - Changing Behaviour and Achieving Modal Shift
- C2 - New Developments
- C5 - Enhancing Local and Neighbourhood Connections
- RC2 - Community Needs
- H1 - Housing Density and Mix and Type of Dwellings
- H2 - Affordable Housing
- H4 - Sustainable Housing
- BN2 - Biodiversity
- BN5 - The Historic Environment
- BN7a – Water infrastructure
- BN7 - Flood Risk
- BN9 - Planning for Pollution Control
- BN10 - Ground Instability
- INF1 - Approach to Infrastructure Delivery
- INF2 - Contributions to Infrastructure Requirements
- T1 - Spatial Strategy for Towcester
- T3 - Towcester South Sustainable Urban Extension

- T4 - Transport Improvements for Towcester

## SOUTH NORTHAMPTONSHIRE PART 2 LOCAL PLAN (Part 2 LP)

- POLICY SS1: The settlement hierarchy
- POLICY SS2: General development principles
- POLICY LH8: Affordable housing
- POLICY SDP3: Health facilities and wellbeing
- POLICY INF1: Infrastructure delivery and funding
- POLICY INF3: Education facilities
- POLICY INF4: Electric vehicle charging points
- POLICY GS1: Open space, sport and recreation
- POLICY HE1: Significance of heritage assets
- POLICY HE2: Scheduled ancient monuments and archaeology
- POLICY HE3: Historic parks and gardens
- POLICY NE3: Green infrastructure corridors
- POLICY NE4: Trees, woodlands and hedgerows
- POLICY NE5: Biodiversity and geodiversity

### 8.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- SNC adopted supplementary planning guidance (SPGs) and documents (SPDs)
- Towcester South Design Code (residential phases 1-5): The outline planning permission required the approval of a Design Code for all phases of development within the SUE. The Design Code approved on 18th March 2016 (ref: S/2016/0061/COND) covers phases 1-5 of the SUE, including all of the current reserved matters proposals.
- Towcester Masterplan: The Council adopted the Towcester Masterplan in March 2011. The Masterplan identifies the application site as one of the Key Opportunity Sites in the town (Site TE – Towcester South and Site TH – Southern Gateway) to bring forward a mixed-use development of housing and employment of up to 3300 houses and 3000 jobs.
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- EU Habitats Directive
- Natural Environment and Rural Communities Act 2006
- Conservation of Habitats and Species Regulations 2017
- Circular 06/2005 (Biodiversity and Geological Conservation)
- Human Rights Act 1998 (“HRA”)
- Equalities Act 2010 (“EA”)
- SNC Corporate Priorities - to ensure the District is “Protected, Green & Clean”, is a place which supports “Thriving Communities & Wellbeing”, and is a District of “Opportunity & Growth”.

## 8. APPRAISAL

### 9.1. The key issues for consideration in this case are:

- Compliance with the approved Design Code
- How the proposal responds to the character of the site and surrounding area
- Whether or not the proposed access and movement layout is acceptable
- Impact on Trees
- Impact on Ecology and Biodiversity

- Design of Flooding and Drainage provisions
- Impact upon Residential Amenity
- Sustainability of construction and future use

#### Compliance with the approved Design Code

- 9.2. The school site is covered in the Design Code approved for the employment and mixed use area in the eastern part of the SUE (including the local centre). The Design Code was deliberately 'light touch' with regard to the school design in order to let the design develop organically as part of the subsequent pre-app discussions.
- 9.3. As a result, the proposal is considered to accord with the relevant Design Code.

#### How the proposal responds to the character of the site and surrounding area

- 9.4. In terms of its general layout and orientation, the school building would run parallel with and face directly onto the main spine road through the development. The site occupies a prominent position directly opposite the main local centre and key junction with the road leading down to connect with the relief road. The pedestrian and vehicle accesses and car parking would be on the northern side of the building, also occupying part of the site frontage, but arguably the lesser prominent part. The playground and playing fields would be to the rear of the main school building, and so would be discrete within the public realm. This overall arrangement is considered the best layout for the site in urban design and function/use terms.
- 9.5. The school building itself would be 2 storey, which is reflective of the predominant height of the surrounding residential development. Although a relatively large building, the apparent external bulk and mass is broken down to a more residential scale with the façade appearing to be comprised of three separate buildings (a central principal building and two flanking buildings that are slightly subservient) connected by lightweight glazed links. The notable depth of the building is also broken down by the front section having a pitched roof, while the rear section has a flat (and therefore also subservient) roof. The use of a different wall cladding system on the first floor level on the flat roof section helps further differentiate between different sections of the building. Overall, this significantly reduces the perceived scale and bulk.
- 9.6. The principal external facing material for the walls would be a red/orange stock brick, which would mirror the materials already being used on the surrounding development. The cladding (grey-brown fibre cement vertical cladding) at first floor on parts of the side and rear elevation is complimentary, whilst also adding variation and visual interest. The pitched roof would be covered with zinc interlocking shingle tiles in slate grey. Whilst not a material already used on the surrounding residential development or reflective of the local vernacular, its slate grey colour would be both complimentary and provide a subtly distinctive diamond profile.
- 9.7. In terms of architectural detailing, the building has a relatively modern character with almost floor to ceiling height windows that are slate grey with a simple contemporary profile. The windows would have a notable reveal which, along with slightly projecting vertical brick piers and a fairly large eaves overhang, would add texture and relief to the principal elevation. The sizeable roof vents would also help break up the main ridgeline and add punctuation to the building.
- 9.8. Overall, whilst not closely reflecting the more traditional character of the surrounding residential development, the school building would appear harmonised with it in terms of scale, height and materials, whilst also displaying a deliberately more

modern dynamic character to appropriately reflect its important status as a key facility within the new neighbourhood.

- 9.9. The landscaping and boundaries treatments to the front of the school would reinforce the high-quality character and allow the development to sit comfortably in this prominent position within the development.

#### Whether or not the proposed access and movement layout is acceptable

- 9.10. The school stands on the main internal spine road through the development and is considered to demonstrate a suitable and safe vehicular access from that road.
- 9.11. Within the site there would only be parking for staff, visitor and school vehicles. The amount of parking is considered adequate in that regard. The internal areas also allow space for larger vehicles making deliveries and collecting refuse.
- 9.12. Whilst there would be no parent 'drop off' parking within the school site, the approved plans for the spine road outside the school include the provision of 11 parallel parking bays within the highway. In addition to this, the local centre directly opposite the site will ultimately have a car park with approximately 37 spaces (subject to future reserved matters application). The road network around the school has been designed to encourage children to walk or cycle to school by making routes as direct, efficient, attractive and safe as possible. There are also bus stops in both directions immediately outside the school.
- 9.13. In light of this Officers are confident that a large proportion of pupils will arrive at school on foot or by bicycle (or by bus) and the provision of on-street parking bays (and parking in the local centre) should prevent the parking congestion that is often associated with school start/end times.
- 9.14. Comments have been received from NCC Highways requesting revisions to certain aspects of the parking provision within the site. Amended plans are awaited from the applicant and an update on this matter will be provided in the written updates to Committee.

#### Impact on Trees

- 9.15. The site comprises part of what was the middle of a large open arable field. There are no existing trees within the school site.

#### Impact on Ecology and Biodiversity

- 9.16. Assessment of ecological impacts was considered in the grant of the outline planning permission (S/2007/0374/OUTWNS). The requirement for submission and approval of detailed mitigation and enhancement is covered by condition 18 of the outline consent. Consequently, (and notwithstanding the comments of the Council's Ecology Officer) ecology and biodiversity are not for detailed consideration in the determination of this reserved matters application.
- 9.17. That said, however, the proposed layout in this instance does not negatively impact upon existing trees and hedges.
- 9.18. Overall, therefore, the proposals are considered to comply with JCS policy BN2.

#### Design of Flooding and Drainage provisions

- 9.19. The development would utilise the site-wide sustainable surface water drainage and foul water drainage systems, so would not have to provide anything separate itself.

- 9.20. The Lead Local Flood Authority (LLFA) has objected that insufficient information has been provided to enable it to assess the surface water drainage requirements and implications. These details are currently awaited from the applicant and, upon receipt, the LLFA will be re-consulted.
- 9.21. Consequently, an update on this matter will be provided in the written updates to Committee.

#### Impact upon Residential Amenity

- 9.22. The school building is arranged, positioned and orientated so that there would be no intrusive overlooking on any neighbouring private residential unit. As a 2 storey building it would be commensurate with the 2 storey dwellings around it (although the need for a single flat slab for the building would mean that it would be slightly elevated towards its southern end). However, it would be sufficient distance from any neighbour so as not to block light or appear overbearing.
- 9.23. The hardstanding playground areas are to the rear of the main school building and are at least 6m from the site's boundaries. The areas of housing immediately either side of the school do not yet have reserved matters approval, but the likelihood is that no private rear garden would come within 12m of the playground areas and no dwelling itself within 16m. Given that a school is a compatible use with adjacent resident development this arrangement is considered to give adequate stand off to protect the amenities of any future residents from noise and other activity sounds within the playground.
- 9.24. The car parking area would be to the north of the main building but would cause no undue disturbance or nuisance to neighbours on that side of the site. A condition is recommended to require details of any external light be submitted to and approved in writing by the LPA.
- 9.25. The multi-use games area (MUGA) has the potential to cause noise disturbance to neighbours. It is deliberately located towards the centre of the site, at least 28m from the site boundary, 35m from any private rear garden and 40m from any dwelling (subject to future reserved matters application for residential development). This stand off is considered adequate for activities not to cause harm to amenity. The MUGA is not proposed to be floodlit, so would not be used during hours of darkness.
- 9.26. Overall, the proposal is considered to protect the amenities of existing and future occupants of the dwellings surrounding the school site.

#### Heritage Impact

- 9.27. Impacts on archaeology are covered by condition 8 of the outline planning permission. The school site is not close to any other heritage assets.

#### Sustainability of construction and future use

- 9.28. Part 2 LP policy INF3(3a) requires new education facilities to achieve a high degree of environmental efficiency to minimise running costs. The applicant has provided a Sustainability Statement confirming that:
- **Construction** – The development will use modular off-site construction for the main school building. The advantages of this include:
    - 75% fewer construction operatives on site, reducing energy use, size of site compounds, waste generated and disruption to clients.

- 60% reduction in construction programme due to factory-based, repeatable construction processes that often run concurrently with site set up / enabling works/ foundation.
  - Up to 90% less waste generated on site, as construction of superstructure is in a controlled factory environment
  - Reduction in carbon emissions of up to 50%, as waste is reduced, less materials used, less operatives on site etc.
  - 65% of waste generated during manufacture is recycled or re-used.
- **Heating / Cooling** – This will typically comprise of 3 pipe VRV/F air conditioning, and external condensing units serving internal ceiling mounted cassettes to supply air. The units are positioned to avoid draughts resulting from colliding air flows. This is a passive system with manual wall mounted controls in the event a manual override is required.
  - **Ventilation** – Natural ventilation is to be provided via openable windows where practically possible. Where it is not possible, MVHR will be utilised to ensure statutory BB101 requirements are met.
  - **Energy Generation** – The roof has been designed to accommodate the future provision of photovoltaic panels to allow for renewable energy generation.
  - **SUDs** – The Sustainable Urban Drainage Strategy considers all rainfall events up to 100 year, plus a 40% allowance for climate change. The main element is the permeable paving to the main car park, whereas the other areas will drain traditionally into attenuating facilities, which in turn will discharge into the mains, not exceeding a specified discharge rate of 5 litres/ second.
  - **Ecology** – Various types of planting are proposed throughout the site, enhancing the ecological value of the site in comparison to the previous use. It is proposed that a double staggered native hedgerow is introduced at the boundary of the habitat area, this is dual purpose and also provides an element of security. A further area of planting is proposed to the front of the school to highlight the entrances and the frontage, providing an element of architectural flair to the planting scheme. The planting specified has been selected from the BREEAM ecologist list, and cross referenced with the RHS poisonous plant list.
  - **Security and access** – The site is enclosed in 2.4m tall anti-climb fencing to ensure security, further security is provided with a double boundary to the eastern side with 1.8m fencing provided in both metal and timber. There are dedicated pedestrian areas throughout the site providing safe access / egress segregated from vehicle access.
  - **Gas** – The building will not have a gas supply.
  - **Water consumption** – the water consumption will be monitored through the use of a pulsed water meter off the mains, and the kitchen will be sub-metered, again through a pulsed water meter, as the kitchen is a high consumption area in relation to the rest of the school, which would skew the monitoring figures if not appropriately sub-metered. The water supply will

also be appropriately sized to cater for the project plus an additional allowance of 20% to cater for future expansion.

- **Operational waste** – Segregated bin store noted on landscaping information, sized appropriately to allow for correct streaming of waste (IE recyclable and non-recyclable) and thus allow the school to monitor waste generated during typical use of the school facilities.
- **Site Waste** – site waste is to be appropriately segregated where required and appropriately monitored through wastebbox. The generated waste will be reviewed against targeted amounts, and areas for improvement identified. Wastebbox also allows recording of the volume of waste going to landfill, and typically this is above 85%.

9.29. Overall, therefore, and despite the lack of renewable energy generation, the proposal is considered to represent a high standard of sustainability in terms of construction and future on-going use, in accordance with INF3.

#### HUMAN RIGHTS AND EQUALITIES

9.30. Due regard has been taken to South Northamptonshire Council's equality duty as contained within the Equalities Act 2010.

9.31. There may be implications under Article 8 and Article 1 of the First Protocol of the Human Rights Act 1998 regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

### **9. COMMUNITY INFRASTRUCTURE LEVY**

10.1 The application relates to an outline planning permission granted before the introduction of CIL in this area. In addition, the proposal is for education development (not residential or retail) and, therefore, is not CIL liable.

### **10. PLANNING BALANCE AND CONCLUSION**

11.1. The proposal is in general accordance with the approved Design Code for the respective phase of the sustainable urban extension. The proposed school is considered to reflect a high standard of design for the budget available and demonstrates good sustainability credentials in terms of both construction and future on-going use.

11.2. The proposal is considered to incorporate a suitable means of access and movement, as well as help encourage sustainable travel for pupil to and from school (on foot by bicycle or by public transport. The proposal also gives suitable regard to neighbouring residential amenity.

11.3. Overall, therefore, the proposal is considered acceptable, to accord with the Development Plan, and is recommended for approval.

### **11. RECOMMENDATION**

**DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND ECONOMY TO GRANT PERMISSION SUBJECT TO:**

**1. RECEIPT OF SATISFACTORY AMENDED PLANS AND**

**2. SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)**

CONDITIONS

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

**Approved plans**

1. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:  
[insert plan nos and received date]

Reason : To clarify the permission and for the avoidance of doubt.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BEFORE ANY DEVELOPMENT COMMENCES

**Floor levels**

2. No development shall take place until details of all finished floor levels in relation to existing and proposed site levels and to the adjacent buildings have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be constructed in accordance with the approved levels.

Reason : In order to safeguard the visual amenities of the area in accordance with advice within Section 12 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

**Bricks**

3. Samples of the bricks to be used in the construction of the walls of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

### **Roofing materials**

4. Samples of the material to be used in the covering of the pitched roofs of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework

### **Cladding materials**

5. Samples of the external cladding material to be used in the construction of the walls of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

### **Landscaping details**

6. A detailed scheme for landscaping the site shall be provided to and approved in writing by the Local Planning Authority which shall include:-

(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),

(b) details of all means of enclosure (including gates),

(c) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps.

Such details shall be provided prior to the development progressing above slab level. The approved scheme shall be implemented by the end of the first planting season following occupation of the development.

Reason : To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

### **External lighting**

7. Details of all external lighting/security lighting/floodlighting including the design, position, orientation and any screening of the lighting shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason : In order to safeguard the visual amenities of the area and protect the amenities of nearby residents in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government advice in The National Planning Policy Framework.

### **Architectural detailing**

8. Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the development, including the windows and doors (and their surrounds), together with the eaves and verge treatment and roof vents shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

### **Noise impact from plant**

9. Prior to the installation of any new fixed plant/equipment to serve the school building a noise impact assessment and mitigation scheme shall be submitted for the prior written approval of the local planning authority. The noise impact assessment shall demonstrate that the proposed noise mitigation scheme will achieve the requirements of condition EP1 above, as undertaken in accordance with procedures detailed in BS 4142:2014:+A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound. Any works which form part of the scheme shall be completed in accordance with the approved details.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise and to comply with advice in the National Planning Policy Framework, Noise Policy Statement for England, Planning Practice Guidance regarding Noise, and Policy G3 of the South Northamptonshire Local Plan.

**CONDITIONS TO BE COMPLIED WITH AT ALL TIMES**

### **Noise levels from plant**

10. The rating level of noise emitted from any fixed plant/equipment to serve the school building shall not exceed an LArTr 42 dB(A) noise levels during the periods 07:00 hours to 23:00 hours. The rating level shall be determined at 1m from the facing façade of the nearest residential amenity in that area. The

measurements and assessment shall be made according to BS 4142:2014:+A1 2019 (or later version as amended) Method for Rating Industrial and Commercial Sound.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with Policy G3 of the South Northamptonshire Local Plan.

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