Notice of Decision
Town and Country Planning Act 1990

To: Secretary of State for Defence
   C/O Mott MacDonald
   Mr Steve Birnie
   33 Stamford Street
   Altrincham
   Cheshire
   WA14 1ES

Application No: S/2016/0791/MAF
Application Date: 31 March 2016
Date of Permission: 30 June 2016

SOUTH NORTHAMPTONSHIRE COUNCIL, in pursuance of powers under the above mentioned Act, hereby PERMIT:

Erection of operational buildings and associated development including access road, car parking area, external plant, hard and soft landscaping, hardstanding areas and infiltration basin at RAF Croughton Brackley

In accordance with the accompanying plans and particulars and subject to the conditions specified hereunder:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
   
   Reason: To comply with the provisions 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 shall not be carried out otherwise than in complete accordance with the approved plans MMD-354717-C-DR-00-XX-9001 Rev P3; MMD-354717-C-DR-00-XX-9002 Rev P3; MMD-354717-C-DR-00-XX-9003 Rev P3; MMD-354717-C-DR-00-XX-9004 Rev P3; MMD-354717-C-DR-00-XX-9007 Rev P3; MMD-354717-C-DR-00-XX-9008 Rev P3; MMD-354717-C-DR-00-XX-9010 Rev P3; MMD-354717-C-DR-00-XX-9011 Rev P3; MMD-354717-C-DR-00-XX-9021 Rev P1; 12155/L(90)001 Rev P4; 12155/L(90)002 Rev P4; 12155/L(04)003 Rev P1; 12155/L(04)004 Rev P3; 12155/L(04)005 Rev P2; 12155/L(04)006 Rev P1; and 12155/L(04)007 Rev P1; received 22/03/16 and Preliminary Ecological Appraisal dated August 2015; Heritage Statement dated July 2015; Contaminated Land Assessment dated February 2016; External Lighting Assessment Report dated March 2016; Lighting Plan / Assessment dated 26.01.16; and Acoustic Planning Report dated March 2016 unless a non-material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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

3. No development shall take place until a schedule of materials and finishes to be used in the external walls and roof(s) of the building(s) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details.

   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 Policy G3 of the South Northamptonshire Local Plan.

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

   i) the parking of vehicles of site operatives and visitors
   ii) loading and unloading of plant and materials
   iii) storage of plant and materials used in constructing the development
   iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
   v) wheel washing facilities
   vi) measures to control the emission of dust and dirt during construction
   vii) a scheme for recycling/disposing of waste resulting from demolition and construction works

   Reason: In order to safeguard the visual amenities of the area in accordance with Policy G3 of the South Northamptonshire Local Plan.

5. Notwithstanding the details of the lighting assessment submitted with this application no development shall take place until details of the external lighting columns / security lighting including the design, position, orientation and any screening of the lighting has been submitted to and approved in writing by the Local Planning Authority. 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 in accordance with Policy G3 of the South Northamptonshire Local Plan.

6. No development shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

   1) A site investigation scheme, based on the previously submitted site investigation report to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
   2) The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
   3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the
express written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons: The site as a former airfield and military base has had the potential to adversely impact groundwater quality in a principal aquifer.

7. No development shall take place until a detailed design of surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development should be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme should include the following:

a) Full WinDES modelling or similar with the details on Proposed discharge rates, simulating storms through the whole drainage system, with results of critical storms, demonstrating that there is no surcharge in the system for the 1 in 1 year, no above ground flooding for the 1 in 30 year, and that any above-ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF by ensuring the satisfactory means of surface water attenuation and discharge from the site.

8. No development shall commence until a foul drainage strategy detailing drainage works serving the building hereby approved has been submitted to and approved in writing by the local planning authority. The foul drainage works shall be completed in accordance with the approval details prior to the building being brought into first use.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

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

9. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: Drainage into contaminated soils has the potential to mobilise pollution into a Principal aquifer.

INFORMATIVES

1. Your attention is drawn to the fact that this planning permission does not approve the details of the geodetic domes to house the satellite antennas which will require approval under a separate application prior to installation on the site.

In accordance with the above, South Northamptonshire Council has worked with the applicant in a positive and proactive way by offering to engage in pre-application discussions and, where possible, by enabling problems to be resolved within applications in accordance with its adopted protocol on ‘Negotiating Submitted Applications’. Where the applicant chooses to engage in pre-application discussions, the outcome of these will be referred to in the application report. In responding to pre-application enquiries and determining formal applications, South Northamptonshire Council always seeks to look for solutions rather than problems so that applications for sustainable development can be approved, thereby resulting in improvements to the economic, social and environmental conditions of the area.

CONDITIONS

The applicant’s attention is drawn to the need to comply with all conditions imposed on this permission. Failure to do so could result in the council serving a breach of condition notice against which there is no right of appeal.

Under the Town and Country Planning (Fees for Applications, Deemed Application, Requests and Site Visits) (England) Regulation 2012 there is a fee payable each time you make a request to discharge any of the conditions attached to this permission. You can apply to discharge more than one condition at the same time. At the time of this decision the fee is £28 per request for householder development and £97 per request in all other cases. The fee may be more when you come to apply for the discharge of condition if the Regulations have been amended. The fee is payable when you submit the details to discharge the condition(s). The Council has ‘1app’ forms for such applications, but their use is not mandatory.

There is no fee for the discharge of conditions on listed building consents.

The Council has eight weeks to respond to applications to discharge conditions, so you will need to make your application in good time before commencing development.

Material Samples

Please note that where any of the above conditions require the approval of materials, material samples will no longer be accepted at the Council offices and arrangements should be made with the relevant case officer to view samples and sample panels on site.

Andy Preston
Head of Development Management

Checked by: PSE  (Officer initials)
NOTES TO APPLICANTS:

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority’s decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN Telephone number 0303 444 5000 or made electronically via the Planning Portal at https://www.gov.uk/appeal-planning-decision

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICE

If either the local planning authority or the Secretary of State refuse permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

BUILDING REGULATIONS

Any permission granted by this document relates solely to planning permission. Approval under the building regulations and other legislation may be required before works commence.