



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 2 July 2013
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2011/1278: Residential Development comprising 45 apartments, associated access, parking, drainage, landscaping, and public open space at land at Old Towcester Road, Southbridge, Northampton

WARD: Delapre and Briar Hill

APPLICANT: Bellway Homes Ltd
AGENT: N/A

REFERRED BY: Cllr Ford
REASON: Over intensive development of the site. The development also requires a S106 Agreement

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

- 1.1 That the application be **APPROVED IN PRINCIPLE** subject to the prior finalisation of a S106 legal agreement, and conditions and for the following reason:

The proposal would represent the effective re-use of a vacant previously developed site and would not unduly impact on neighbouring amenity, highway safety or the character of the area. The proposal is therefore in accordance with National Planning Policy Framework and Policies 1, 4, 5, 9, 10 and 27 of the Central Area Action Plan.

- 1.2 That delegated authority be given to the Head of Planning to negotiate the detail of a **Section 106 Legal Agreement** to secure the provision of 5 affordable housing units on site or if a suitable Registered Social Landlord cannot be found, the provision of a commuted sum to contribute towards the provision of affordable housing off-site. The reasons for this are set out in paragraphs 7.20 – 7.23 below.

- 1.3 It is also recommended that in the event that the S106 legal agreement is not secured within three calendar months of the date of this Committee meeting, delegated authority be given to the Head of Planning to refuse or finally dispose of the application at their discretion on account of the necessary mitigation measures not being secured in order to make the proposed development acceptable.

2. THE PROPOSAL

- 2.1 This is an application for full planning permission to erect 45 apartments in 4 blocks of accommodation (1 block of 18 units and 3 blocks of 9 units). This will provide 5 x 1 bed units and 40 x 2 bed units at a density of 98 units per hectare.
- 2.2 The development includes the provision of 49 car parking spaces, access to which will be from the existing roundabout fronting the site.
- 2.3 Upon submission the application was supported by a Planning Statement, Environmental Management Plan, Design and Access Statement, Noise Assessment, Landscape and Visual Impact Assessment, Drainage Statement and Marketing Evidence. During the course of the application amended plans have been submitted to overcome Highway and crime prevention objections. Furthermore the requirement for satisfactory Flood Risk Assessments and Viability Assessments have resulted in considerable delay in recommending the application to Committee.

3. SITE DESCRIPTION / BACKGROUND

- 3.1 The site is located within the Southbridge Area of Northampton and falls within the Central Area Action Plan boundary. To the north of the site is the Grand Union Canal where it meets with the River Nene and to the east is the Carlsberg Social Club. West of the site is existing residential development in the form of apartments which are 3 to 4 storeys in height and to the south is Old Towcester Road. Development on the opposite (southern) side of this road consists of residential development in the form of apartments and 3 storey dwelling houses. A pedestrian route runs to the east of the site linking the canal towpath to the Old Towcester Road.
- 3.2 The site, approximately 0.43ha, is irregular in shape and comprises the former construction site compound for the surrounding residential development, enclosed by hoardings and surrounded by grass. A canal side crane, which has been reconditioned by the applicants, is located to the north of the site and provides an attractive reference to the site's industrial past. The site is roughly flat, but is raised above the canal towpath to the north. Outline planning permission was granted in 2002 for the site to be developed as a public house. Despite several attempts at marketing the site there has been no interest in developing it as a public house.

4. PLANNING HISTORY

- 4.1 **N/2011/0818** – Residential development comprising 45 apartments - Withdrawn.
- 4.2 **N/2005/118** – Variation of condition no.2 of outline planning permission consent N/2001/493 to allow extension of time for submission of reserved matters until 8 March 2007 – Approved in principle subject to prior finalisation of a S106 legal agreement to re-secure planning conditions (this was never finalised and permission was therefore not issued).
- 4.3 **N/2001/493** – Outline application for development of Public House (Class A3) and access – Approved with conditions March 2002.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the Central Area Action Plan 2013 and the saved policies of the Northampton Local Plan 1997.

5.2 National Policies:

National Planning Policy Framework (NPPF)

- Achieving sustainable development (para. 6-16)
- Core planning principles (para. 17)
- Delivering sustainable development (para. 18-22)
- Promoting sustainable transport (para. 29-41)
- Delivering a wide choice of high quality homes (para. 47-55)
- Requiring good design (para. 56-68)
- Promoting healthy communities (para. 69-78)
- Meeting the challenge of climate change, flooding and coastal change (para. 93-108)
- Conserving and enhancing the natural environment (para. 109-125)
- Conserving and enhancing the historic environment (para. 126-141)
- Decision taking (para. 186-206)

5.3 Central Area Action Plan

Policy 1 – Promoting Design Excellence

Policy 4 – Green Infrastructure

Policy 5 – Flood risk and drainage

Policy 9 – Pedestrian and cycling movement network

Policy 10 – Parking

Policy 27 – The Waterside: Southbridge West

Policy 36 – Infrastructure Delivery

5.4 **Supplementary Planning Guidance**

Planning Obligations SPD

Affordable Housing

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS/ REPRESENTATIONS**

- 6.1 **NBC Housing Strategy** – made a series of comments identifying the need for 35% affordable housing provision on-site and commenting on the applicant's submission regarding viability. The most recent are: following my comments of 21st March 2013, my further stance would be to ask why 35% Affordable Housing can't be provided. What are the abnormalities that are making this non-viable? Our Policy requires 11 Social Rent Units and 5 Intermediate units, such as Shared Ownership, to make up the 35% and the 70/30 tenure split. As discussed earlier, only a commuted sum would be considered if on-site provision was not suitable and this would have to be like for like to enable the same number of affordable units to be built on an alternative site.
- 6.2 **NBC Public Protection** – The development site is situated on land that was historically industrial use and should be thoroughly investigated for contamination and remediated as necessary. Significant levels of industrial noise from the nearby Carlsberg Brewery also affect it. Recommend conditions regarding noise and contamination if recommended for approval.
- 6.3 **NBC Regeneration Manager** – need to ensure that the footpath/shared surface (Cycles) linking the Towpath to Towcester Road is completed as it is a key link. The width of the footpath/shared surface will need to be at least 1.5m wide. Needs to be either a condition or part of the S106 agreement.
- 6.4 **Environment Agency** – initially objected to the proposal, however following the submission of details including a sequential assessment and flood risk assessment the EA has no objection to the proposed development as submitted subject to conditions regarding flooding risk, surface water drainage, waste water infrastructure.
- 6.5 **Development Management (NCC)** – request financial payments towards the provision of the fire and library services. Due to the type of development state that they will not pursue an Education contribution. *Officer Comment: As these comments are received relatively early in the consultation process officers are seeking clarification for NCC that these advice is now still correct. This will be reported via the Addendum report.*
- 6.6 **Anglian Water** – no objection subject to a condition requiring a drainage water strategy/flood risk assessment.

- 6.7 **British Waterways** – No objections subject to conditions regarding crane protection and access to towpath.
- 6.8 **Highway Authority (NCC)** – initially requested a turning head at the entrance however after further review the submitted the details are content with the revised arrangement as shown in drawing number 1604-101 Rev C.
- 6.9 **Northamptonshire Police Crime Prevention Design Advisor** – refers to comments made on the previous application and considers resubmission has all the same problems. The area suffers from 2.8 crimes per month on average and in the last twelve months there has been a spate where communal entry doors were left open and internal flat entrance doors were attacked. Therefore recommends the following:
- That individual blocks should be surrounded by a perimeter treatment which provides a physical definition between public and private space. This is especially important as there are ground floor bedrooms.
 - Considers car parking has limited surveillance from inhabited rooms and some spaces are a good distance away from the block.
 - The block is excessively permeable with each block able to be attacked from all sides.
 - If the site proceeds in this form recommend that each block is built to incorporate Secured by Design accredited doors and windows with a robust access control system on each communal access door.
 - The design of the front porch needs to be altered so that the door is flush with the front building line. Recessed porches need to be altered to deter loitering and providing a means of hiding.
 - The access control system should incorporate audio visual verification, electronic lock release and there should be no trade buttons. Makes recommendations about postal delivery.
- 6.10 **National Grid (Gas)** – No comments received.
- 6.11 **Western Power (Electric)** – No comments received.
- 6.12 **Far Cotton Residents Association** – No comments received.
- 6.13 **Northampton Primary Care Trust** - No comments received.
- 6.14 **Councillor Mick Ford** (also Chairman of Far Cotton Residents Association) - request to call in the application as considers it is an over intensive development of the site.
- 6.15 **31 West Cotton Close** – concerned about lack of parking in the area and consider this development will compound the issue. Lived at property for 8 years and since that time the parking problems have

increased significantly. Consider one parking space per apartment is insufficient. Cars currently park on the pavements causing hazards for pedestrians and this will be compounded.

7. APPRAISAL

Principle of the development

- 7.1 The site lies within a part of the Southbridge Development Site identified in the Central Area Action Plan (The Waterside, Southbridge West). Policy 27 relates to this site and outlines the potential to develop the land for leisure, residential or office uses up to three stories in height. Any development must provide strong, active frontage on to the river and ensure the continuation of pedestrian access along the riverfront itself. Flooding issues also need to be properly addressed.
- 7.2 Whilst the Council is keen to ensure that there is a variety of development fronting the canal it is important to point out that the site received planning permission for a public house back in 2002. At the time of submitting the current application 9 years had passed since the public house approval and despite evidence of marketing of the site since 2009, no serious interest has been shown. Feedback given to the applicants for lack of interest in the site has been a lack of main road frontage and the size of the site not meeting the requirements of pub operators. Furthermore there are already two existing public houses within close proximity of the application site.
- 7.3 As it has been demonstrated that there is no reasonable prospect of the site being developed as a public house and given the site's allocation in the CAAP and the character of the surrounding area, it is considered that the principle of developing this site for residential is acceptable. The development would provide sustainable development, three to four stories in height providing active frontage onto the river. Following the eventual submission of an acceptable flood risk assessment (FRA) the Environment Agency consider it is acceptable in terms of flood risk (as discussed in more detail at paragraph 7.16). The development includes the provision of a pedestrian/cycle path between the canal tow path and Old Towcester Road and therefore assists continuation of public footpath from Southbridge to the Grand Union Canal lock. The proposal therefore complies with Policy 27 of the CAAP.

Design and Appearance

- 7.4 A previous application for the development of the site for residential was withdrawn following discussions with officers. The current application has been updated and submitted taking on board officers comments which were as follows:
- Site deemed to be sufficiently large to accommodate its own architectural style and should not seek to replicate the mix of

styles currently exhibited by the surrounding phases of development

- Single access point was required from the traffic island, therefore additional access points should be removed on both aesthetic and safety grounds
- A strong link should be provided from the existing development through to the canal towpath, but not through the development to discourage anti-social behaviour
- Increase prominence of corner of building opposite the start of the Grand Union Canal by increasing to four storeys. Introduce balconies to units overlooking the canal
- Layout and landscaping to focus on Heritage Crane
- Reduction of visitor spaces in favour of loosening car parking and to increase opportunities to landscape communal space.

7.5 The overall approach to the development of the site is to complete the built frontage along the canal, creating an active frontage and natural surveillance. The design of the development will be visually distinct from the adjacent area in terms of layout and architectural style, but the scale and materials will be complementary to existing buildings and the overall character of the area.

7.6 The main apartment blocks will be three storey (10.2m in height), with a pitched roof. The corner blocks link the site with adjoining buildings, and partially enclose the internal courtyard areas from the street. The principal apartment block will be three to five storeys (9.5m in height rising up to 14.25m at the north eastern corner) with a mix of pitched and mono pitched roofs emphasising the corners fronting the canal. A feature 'loading bay' balcony will overlook the canal wharf on the eastern elevation.

7.7 It is not considered that the proposed development will cause any undue detrimental impact upon the occupiers of neighbouring properties in terms of outlook as the scale of the development is in keeping with the character of the area. The adjacent apartment block to the west does not have windows in the side elevation facing the application site so there will be no undue loss of privacy or light to the occupiers of this building. Furthermore the separation distance between the proposed development and dwellings opposite is 16 to 22 metres and is considered to be sufficient to prevent any undue loss of light or privacy to occupiers of these dwellings.

7.8 On account of the variations in land levels on the site it is considered reasonable for a condition to be applied to any permission requiring that the finished building levels are submitted to and approved by the Council prior to development commencing, to ensure that the development does not form an overbearing feature on existing neighbouring development while satisfying the requirements of the FRA.

- 7.9 The primary building material will be buff coloured brick with horizontal timber cladding and feature white render panels with detailing around windows. Windows are arranged in a regular pattern, some with Juliet balconies. In the event that the application is approved it is recommended that it be subject to a condition requiring the submission of details relating to building materials to maintain visual amenity.
- 7.10 The principal point of access into the site will be from the existing roundabout, with parking areas either side. A pedestrian footpath will link the canal with Old Towcester Road at the eastern site boundary. This will increase the permeability of the development and the surrounding area and maintain views through the site to the Grand Union Canal.
- 7.11 A detailed landscaping scheme has been submitted with the application. Within the car parking areas different materials will be used to break up the space and define vehicle routes and parking from pedestrian. The soft landscaping has been designed to be consistent with the surrounding development. Proposed planting, including trees will enhance the quality of the communal spaces, soften the built form and car parking spaces, create defensible space and contribute to biodiversity. Hedge planting will be used to enclose private from public space along the site boundaries. Planting along the eastern boundary of the site will soften the fence along the Carlsberg Social Club car park.
- 7.12 The heritage crane will be retained on site and given an attractive setting in an “operational circle” close to the Grand Union Canal and will be the focus on the main route and view from Old Towcester Road to the lock. Conditions are considered necessary to ensure the protection of the crane during and after development.

Environmental Considerations

- 7.13 An Environmental Management Plan has been submitted with the application and provides details of the Construction Management Plan for the proposed residential development. In the event that the application is approved it is recommended that it be subject to a condition requiring the development is carried out in accordance with the Environmental Management Plan.
- 7.14 In order to secure a satisfactory standard of development and with reference to the advice from the Council’s Environmental Health Officers, conditions requiring contamination investigation and remediation where necessary are considered necessary. Further conditions requiring the remediation of any unsuspected contamination are also required.
- 7.15 A noise assessment has been submitted with the application which demonstrates that ambient noise levels are low and acceptable external and internal noise levels will be achieved for residents using

appropriate window designs and acoustic ventilation. A condition to control this aspect of development is therefore considered appropriate.

- 7.16 The application was originally submitted without a flood risk assessment and objections were received by the Environment Agency (EA). They objected because the site lies within flood zone 3 and has a high probability of flooding. Without a FRA to support the application the flood risks were unknown. Furthermore the EA required that a sequential test be carried out by the Local Authority to demonstrate that there are no reasonably available alternative sites with a lower probability of flooding that would be appropriate for the type of development proposed. Following the submission of appropriate documents the EA withdrew its objection and has recommended conditions requiring the development be carried out in accordance with the FRA, the submission of a surface drainage scheme and wastewater infrastructure.

Highways and Access

- 7.17 The principal point of access into the site will be from the existing roundabout. The Highway Authority originally objected and required a turning head to be set back 25m from the roundabout with the access road to be adopted as public highway. Following the submission of an amended site plan and tracking diagram to prove that refuse vehicles could adequately access the development and return to the highway without reversing onto it, Highway Authority is satisfied that the access is acceptable.
- 7.18 The proposal includes the provision of 49 off street parking spaces which is considered to be sufficient to meet the needs of the proposed development given that cycle parking is also proposed on the site. The car parking spaces are located in communal areas within the development and overlooked by the flats. Cycle parking is secure within the main building. It is considered the proposal complies with Policies 1 and 10 of the CAAP.
- 7.19 As previously stated a pedestrian foot/cycle path will link the canal with Old Towcester Road at the eastern site boundary. This will increase the permeability of the development and provide a continuation of the footpath on the river's edge and comply with Policy 27 of the CAAP.

Planning Obligations

- 7.20 By reason of the type of development proposed it would normally be expected that 35% affordable housing would be provided (16 units) as part of the development and this is reflected in the views of Strategic Housing at paragraph 6.1. Other S106 matters would also normally include a contribution to improved public open space and community facilities within the vicinity of the site.

- 7.21 In this instance the applicants have stated that the scheme is not viable and they cannot afford to support the additional costs required. The Council requested that a viability statement be submitted in order to demonstrate this and it has taken several months to obtain sufficient information to adequately assess the scheme. Council Surveyors have now assessed the final statement and consider it is broadly correct in its costings and valuations although there are a number of variable factors.
- 7.22 To resolve the issue a meeting was held between Council officers and the applicants and it has been agreed that the applicant could provide 5 affordable dwellings on site, or if a Registered Social Landlord cannot be found who is interested in the scheme (landlords are often reluctant to manage only part of a block of apartments due to difficulties with co-responsibility with the other managing party) a contribution would be paid to help fund the provision of affordable housing elsewhere within the Borough. Due to these viability issues there are no other matters recommended to be secured by S106.
- 7.23 Further meetings are to be held with Housing Strategy Officers regarding this issue and it is therefore recommended that authority be given to the Head of Planning to obtain the appropriate requirement in terms of affordable housing.

Other issues

- 7.24 The County Council has requested financial contributions towards the funding of library and fire services however given the fact that it is not clear how such contributions would be directly related to the proposed development and as such capital costs can no longer be pooled and secured by a Section 106 agreement, it is considered that any request for a financial contribution to these matters cannot be reasonably sustained.
- 7.25 The Police Crime Prevention Design Advisor refers to the need to provide adequate security to the new dwellings including perimeter definition to provide physical definition between public and private space and the requirement for robust access control. One of the features of this and adjacent sites is that they are permeable and allow access to the canal. It is not considered appropriate to provide fencing to enclose the entire site but it is noted that the landscaping plan provides 'security planting' on parts of the boundary. A condition to deal with security measures is proposed.
- 7.26 Councillor Ford objects to the application as he considers the proposal is an overdevelopment of the site. The previous outline approval for the site was for a public house. It is not considered that the proposal for 45 apartments will be any more onerous in terms of highway movement and parking. The proposed development is in keeping with the character of the area and conforms with planning policy

8 CONCLUSION

- 8.1 The proposed development, subject to conditions and the securing of affordable housing through a Section 106 Agreement would have no greater impact on neighbouring amenity or highway safety than the use of the site as a pub. Furthermore, the development would provide a number of dwellings within a sustainable location. Flood risk issues have been resolved to the satisfaction of the Environment Agency and the proposed development includes a footpath/cycle link from the Old Towcester Road to the canal towpath. The proposal protects the waterfront area, meets the required standards of design and is therefore considered to meet policy requirements.

9. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and County Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, PC/0249/PL/001/Rev F, PC/0249/PL/005.1, PC/0249/PL/005.2, PC/0249/PL/006, PC/0249/PL-004/Rev A, 1604-101-C, JBA 11/213-01.

Reason: For the avoidance of doubt and to accord with the details of the planning application.

3. Details and/or samples of all proposed external facing materials including windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy 1 of the Central Area Action Plan.

4. Full details and specification of an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The Development shall be carried out in accordance with the approved details.

Reason: In the interests of securing a satisfactory development in terms of visual amenity and highway safety in line with the requirements of the National Planning Policy Framework.

5. The parking spaces shown on the submitted plan shall be constructed to the satisfaction of the Local Planning Authority prior to the first occupation of the dwellings hereby approved and shall be maintained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy 1 of the Central Area Action Plan.

6. Details of the provision for the storage of refuse and materials for recycling to serve the flats and apartments shall be implemented prior to the occupation or bringing into use of the buildings and thereafter retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy 1 of the Central Area Action Plan.

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include their placement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy 1 of the Central Area Action Plan.

8. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated July 2012 and the following mitigation measures detailed within the FRA:

- a) Finished floor levels are set no lower 60.0 m above Ordnance Datum (AOD).
- b) Vehicle impact bollards to be installed along the perimeter of the car park.

The mitigation measures shall be fully implemented prior to occupation of the buildings hereby approved and in accordance with the timing/phasing arrangements embodied within the scheme.

Reason: To reduce the risk of flooding to the proposed and future occupants in accordance with National Planning Policy Framework and Policy 5 of the Central Area Action Plan.

9. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrology and hydrological contexts of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the completion of development.

The scheme shall also include:

- i) Discharge not to exceed 6l/s unless otherwise agreed.
- ii) Onsite surface water drainage should be designed to 0.5% (1 in 200) plus climate change standard.
- iii) Assessment of overland flood flow (including flows from original development site).
- iv) The maintenance and/or adoption proposals for every element of the surface water drainage system proposed on the site for the lifetime of the development.

Reason: To prevent the increased risk of flooding, both on and off the site in accordance with the National Planning Policy Framework and Policy 5 of the Central Area Action Plan.

10. No development shall take place until full details of a scheme, including phasing, for the provision of foul water drainage on and off site has been submitted to and approved in writing by the Local Planning Authority. No buildings shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure in accordance with the National Planning Policy Framework and Policy 5 of the Central Area Action Plan.

11. Development shall be carried out in accordance with the Environmental Management Plan submitted with the application dated August 2011.

Reason: In the interests of securing a satisfactory impact upon the highways system and neighbour amenity in accordance with the requirements of the National Planning Policy Framework.

12. No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in the National Planning Policy Framework.

13. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 12 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 12 which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition 12.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in the National Planning Policy Framework.

14. Where facades or floors of the development do not fall into NEC A, a noise insulation/protection scheme, which will require the provision of an alternative ventilation system, shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the properties being occupied and retained thereafter.

The scheme shall include the following:

- Details of the alternative means of ventilation to the affected rooms, including details of noise attenuation to the inlet and outlets and, if appropriate, minimisation of cross talk between rooms.
- Details of the glazing to be used in those areas.

Reason: In the interests of securing a satisfactory standard of development in terms of residential amenity in accordance with the requirements of the National Planning Policy Framework.

15. A minimum of 10% of the total number of dwellings shall be constructed to the Council's mobility standards and implemented concurrently with the development and retained thereafter.

Reason: In the interests of securing mixed development in accordance with the requirements of the National Planning Policy Framework.

16. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development relative to surrounding neighbouring properties that accord with the provisions of Condition 8 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance With Policy1 of the Central Area Action Plan.

17. Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy 1 of the Central Area Action Plan.

18. Prior to the first occupation of the development, the footpath link connecting the Old Towcester Road to the canal towpath shall be laid out and surfaced to the satisfaction of the Local Planning Authority and shall be maintained at all times and retained for public use thereafter.

Reason: In the interests of securing a satisfactory standard of development in accordance with Policies 9 and 27 of the Central Area Action Plan.

19. No development shall take place until full details of a scheme for the protection of the heritage crane at the north eastern corner of the application site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as agreed unless any variation is subsequently agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy 1 of the Central Area Action Plan.

20. No development shall take place until full details of a scheme for the long term management and maintenance of the retained heritage crane at the north eastern corner of the application site and the associated area of public realm has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as agreed unless any variation is subsequently agreed in writing by the Local Planning Authority.
Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy 1 of the Central Area Action Plan.

21. Prior to the commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority that demonstrates how the objectives of "Secured By Design" have been addressed in the development hereby approved. Development shall be carried out in accordance with the approved scheme.
Reason: To secure a satisfactory standard of development in accordance with Policy 1 of the Central Area Action Plan.

10. BACKGROUND PAPERS

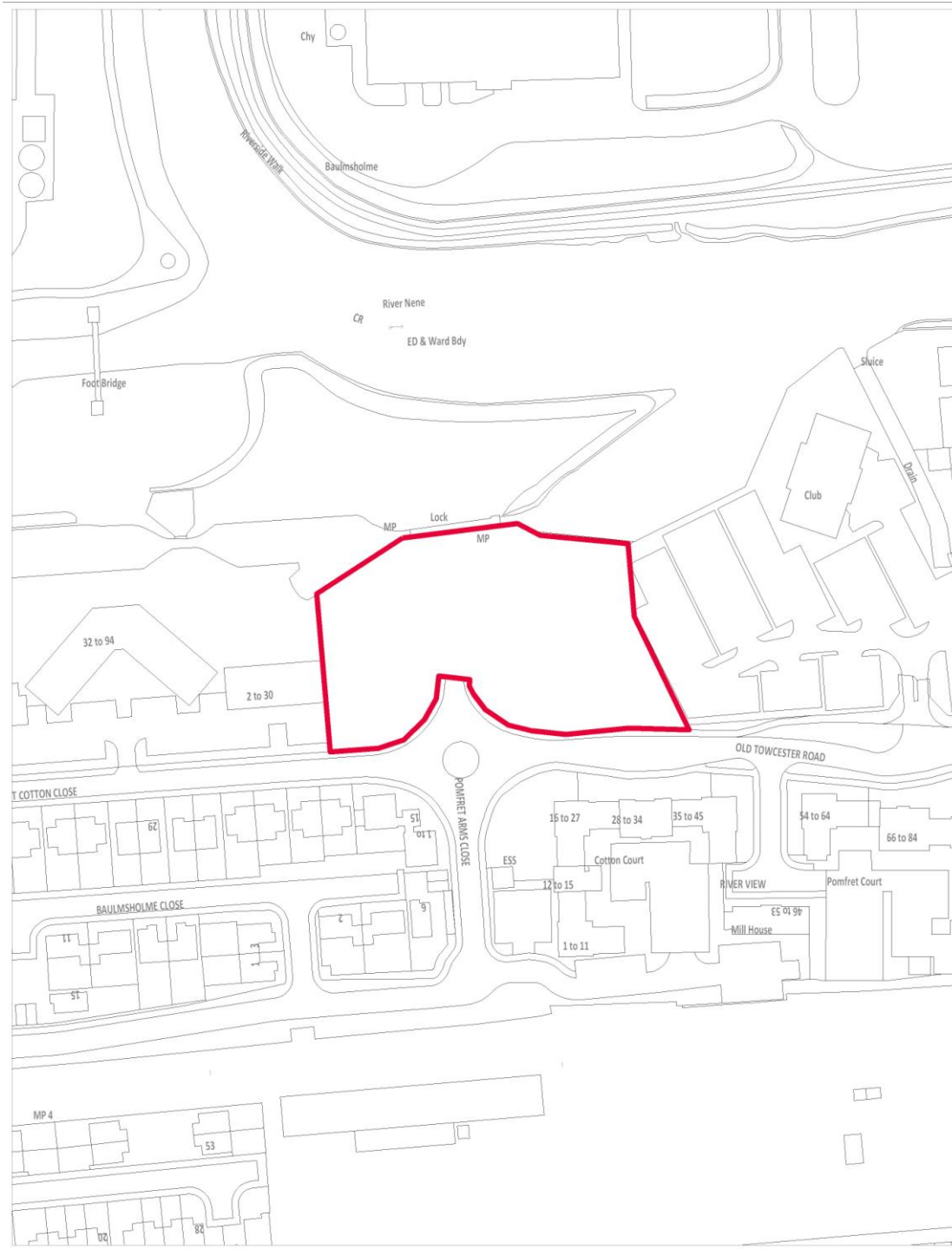
10.1 N/2005/118, N/2011/0818 and N/2001/0493.

11. LEGAL IMPLICATIONS

11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: **Planning**
 Date: **18th June 2013**
 Scale: **NTS**
 Dept: **Planning**
 Project: **Committee**

Title
N/2011/1278

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