



**PLANNING COMMITTEE:** 10<sup>th</sup> June 2014  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Susan Bridge

**N/2014/0155:** Residential Development comprising 45 apartments, associated access, parking, drainage, landscaping, and public open space at land at Bellway Home Development Land, Old Towcester Road, Southbridge

**WARD:** Delapre and Briar Hill

**APPLICANT:** Bellway Homes Ltd

**AGENT:** N/A

**REFERRED BY:** Head of Planning  
**REASON:** Application requiring a S106 legal agreement

**DEPARTURE:** NO

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

**1.1 APPROVAL IN PRINCIPLE** subject to conditions and the matters in Paragraphs 1.2 to 1.4 and for the following reason:

The proposed amendment to the development is considered to be acceptable and would have no additional impact when compared with the previously approved scheme. The proposal would represent the effective use of a vacant site, would reflect the character of its surroundings, acceptably mitigate against flood risk, secure the provision of a riverside pedestrian link and contribute towards the established housing need in Northampton. The development is therefore in accordance with National Planning Policy Framework, Policies 1, 4, 5, 9, 10, 27 and 36 of the Central Area Action Plan and Policies S1, S4, H1 and H2 of the Submitted West Northamptonshire Joint Core Strategy.

- 1.2 The prior completion of a Section 106 Legal Agreement to secure:
- i) the provision of 5 affordable housing units on site or 9 discounted units or if a suitable Registered Social Landlord cannot be found, the provision of a commuted sum of £250,000 to contribute towards the provision of affordable housing off-site;
  - ii) A financial payment to fund the provision of primary school education facilities within the vicinity of the site;
  - iii) A financial payment towards primary care services provision;
  - iv) A financial payment towards Construction Training opportunities;
  - v) The provision of a footpath link to the canal towpath;
  - vi) The Council's monitoring fee.
- 1.3 Delegated authority being given to the Head of Planning to negotiate the details of the Section 106 Legal Agreement.
- 1.4 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, in addition to being able to grant planning permission as recommended above, delegated authority be given to the Head of Planning to refuse or finally dispose of the application on account of the necessary mitigation measures not being secured in order to make the proposed development acceptable.

## **2. BACKGROUND AND 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 45 x 2 bed units at a density of 98 units per hectare.
- 2.2 The development includes the provision of 49 car parking spaces and a dedicated store for 34 bicycles. Access will be from the existing roundabout fronting the site.
- 2.3 The application is an update of a previously agreed proposal (N/2011/1278). A resolution to grant full planning permission for 45 apartments and associated infrastructure subject to a S106 legal agreement was agreed by the Planning Committee in July 2013. The current revised proposal mainly relates to the design and elevational treatment of the 4/5 storey block at the north east corner of the site and the main block facing the waterfront. The proposals also include some changes to access and servicing arrangements for the apartments and the change of 5 of the units from one bed to two bed accommodation.
- 2.4 The application is supported by a Design and Access Statement, Environmental Management Plan, Noise Assessment, Landscape and

Visual Impact Assessment, Landscape Plan and Works Schedule, Biodiversity Survey, Flood Risk Assessment, Geo-Environmental Report, Materials Schedule and Viability Assessment.

### **3. SITE DESCRIPTION**

- 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 the Old Towcester Road. Development on the opposite side of this road consists of residential development in the form of apartments and 3 storey dwelling houses. An informal footpath 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 a former construction site compound which is surrounded by grass. The site is roughly flat, but is raised above the canal towpath to the north.

### **4. PLANNING HISTORY**

- 4.1 **N/2011/1278** – Residential development comprising 45 apartments – Approved subject to S106 legal agreement.
- 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 Development Plan for the purposes of this application comprises the saved policies of the Northampton Local Plan 1997, the Central Area Action Plan and, whilst not yet adopted, weight can be attributed to the Submitted West Northamptonshire Joint Core Strategy (as subsequently modified).

#### **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)

### **5.3 Central Area Action Plan (CAAP)**

Policy 1 – Promoting Design Excellence - requires that all new development demonstrates a high design standard.

Policy 4 – Green Infrastructure - requires that all new development must contribute to the provision of green infrastructure.

Policy 5 – Flood risk and drainage – requires that a flood risk assessment must accompany proposals within the central area that may be subject to flooding or where there may be drainage problems.

Policy 9 – Pedestrian and cycling movement network- state that new contributions will be sought to secure the provision of new routes.

Policy 10 – Parking –sets out requirements for parking which should be adhered to unless it can be shown that there are exceptional reasons that justify additional private off-street parking.

Policy 27 – The Waterside: Southbridge West should be developed for leisure, residential or office use, ensure the continuation of the public footpath on the river's edge, protect the historic building frontage and provide easier access to the water's edge.

Policy 36 – Infrastructure Delivery – requires that new development provide appropriate on and off-site infrastructure to mitigate the impact of development.

### **5.4 Supplementary Planning Guidance**

Planning Obligations SPD (February 2013)

Affordable Housing Interim Statement (February 2013)

Northamptonshire County Parking Standards (SPG 2003)  
Planning out Crime in Northamptonshire (SPG 2004)

## 5.5 Other Material Considerations

### **Submitted West Northamptonshire Joint Core Strategy (as subsequently modified)**

Weight can be given to the West Northamptonshire Joint Core Strategy (JCS), this would be significant where a policy has received few representations and unresolved objections are not considered likely to have a significant bearing on the strategy of the Plan. The JCS provides an up to date evidence base and considers the current Government requirements for plan making, being prepared in full conformity with the NPPF. The plan has been the subject of examination in public and the findings of the Inspector are awaited.

Policy SA – Presumption in favour of Sustainable Development requires local planning authorities to take a positive approach to determining development proposals.

Policy S1 – The distribution of development requires that development be concentrated primarily in and adjoining the principal urban areas of Northampton

Policy S4 – Northampton Related Development Area requires that provision is made for 33,680 net additional dwellings in the period 2001 to 2026.

Policy S10 – Sustainable Development Principles - states how development should achieve overarching goals of sustainability.

Policy H1 –Housing Density and Mix and Type of Dwellings requires housing developments to make the most effective use of land having regard to such considerations as the existing character and density of the local area, the accessibility to services and facilities, proximity to public transport routes and the impact on the amenities of occupiers of neighbouring properties.

Policy H2 – Affordable Housing requires 35% of the total number of dwellings provided to be affordable.

## 6. CONSULTATIONS/ REPRESENTATIONS

Representations are summarised as follows:

- 6.1 **NBC Housing Strategy** - The applicant contends that the typical 35% affordable housing requirement is not achievable. Verification of the

viability assessment needs to be undertaken to substantiate the conclusions. On-site provision would be preferable but a mechanism to allow for off-site provision, at a level that can be determined through the viability assessment work should also be included in the S106 to provide an appropriate fallback.

- 6.2 **NBC Public Protection** - Request clarification on some aspects of the phase two risk assessment and remedial proposals. Following receipt of this information confirms geo-environmental report is acceptable. Recommend conditions regarding contamination.
- 6.3 **NBC Arboricultural Officer** - No trees on site. Landscape scheme acceptable.
- 6.4 **NBC Urban Design Officer** - Considers the proposal could be improved to respond more positively to the canal frontage and public routes and create a better series of spaces for its residents.
- 6.5 **Environment Agency** - No objections subject to conditions that development shall be carried out in accordance with the approved Flood Risk Assessment and that no development shall take place until schemes for surface water drainage and foul sewage infrastructure have been submitted and approved.
- 6.7 **NCC Development Management** - Request financial payments for the provision of primary education (£23,400), fire and library services (£3,015) and for the provision of a fire hydrant.
- 6.8 **NCC Highways** - No observations to make as there are no changes to the parking and access into the site.
- 6.9 **NCC Archaeology** - No comments.
- 6.10 **Nene Valley Nature Improvement Area** - Site lies within Nene Valley Nature Improvement Area. Supports recommendations of Biodiversity Survey. Landscaping plan should include areas of locally appropriate species.
- 6.11 **Anglian Water Authority** - An informative should be added to any planning permission to ensure that the applicant takes into account the presence of Anglian Water Assets. Require a surface water disposal condition to be added to any planning permission.
- 6.12 **Canal and Rivers Trust** - No objections subject to conditions regarding landscaping, lighting of footways, parking areas, open spaces, materials, surface water drainage, crane protection. Need clarification to identify best means of securing connection with towpath.
- 6.13 **Northampton Branch of the Inland Waterways Association** - Request conditions be applied to any consent regarding archaeological watching brief, footpath link and protection of historic crane.

- 6.14 **Northamptonshire Police Crime Prevention Design Advisor** - Concerned about lack of perimeter treatment around blocks. States that car parking is arranged so that some residents are not able to park close to the block where they live which will make vehicles vulnerable to crime. Recommends that doors and windows are fitted to meet the requirements of BS PAS 24:2012 and all communal access doors are fitted with an access control system with no trade buttons. Also makes recommendations about postal delivery.
- 6.15 **NHS England** – state the development would affect several surgeries in Northampton that are already at capacity. Request contribution towards doctors surgery of £27,945.
- 6.16 **Construction Futures** - request training contributions of £4,365.
- 6.17 **Neighbouring properties, newspaper advert and site notice** - No comments received.

## **7. APPRAISAL**

### **Principle of the development**

- 7.1 A resolution to grant full planning permission N/2011/1278 for 45 apartments and associated infrastructure subject to a S106 was approved in principle by the Planning Committee in July 2013. The current application seeks to vary the design of the proposal and the size and functionality of some of the apartments. The principle of development has already been established and the main aspects to consider are the impacts of the proposed changes in terms of the impact on the street scene, the Waterside frontage, residential amenity and highway safety.
- 7.2 The site lies within a part of the Southbridge Development Site identified in the CAAP (The Waterside, Southbridge West). Policy 27 relates to this site and outlines the potential to develop the land for leisure, residential or office uses. 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.

### **Proposed changes**

- 7.3 The layout of the apartment blocks remains unchanged although access has been rationalised to offer a single communal access point to each block. It is considered this offers a clear and direct movement through the site and is an improvement to the previous scheme in terms of function and security and is in accordance with Policy 1 of the CAAP and Policy H1 of the JCS.
- 7.4 With regard to the design of the proposal, it remains similar to that which was previously agreed. The main alteration relates to the change

in the direction of the mono pitch roof and some minor changes to the elevational design of the 4/5 storey element at the north east corner of the site. It is considered the change in design creates variation and interest, particularly with regard to the roofscape of the building and there is no undue detrimental impact as a result of the proposed amendment. The proposal remains complementary to existing buildings and the overall character of the area and is therefore in accordance with Policy 1 of the CAAP and Policy H1 of the JCS.

- 7.5 The canal side frontage and north east elevation of the main block has also been amended with the replacement of juliette balconies with balconies that occupants can walk onto. Not only does this provide improved amenity for occupants of the apartments, it also adds interest to the waterside elevation and provides improved surveillance of the canal towpath and proposed footpath link and is therefore considered to enhance the waterside frontage in accordance with Policy 27 of the CAAP.
- 7.6 An increase in accommodation has been provided by internal alterations which now allow all units to have 2 bedrooms. This means that all canal frontage dwellings have views of the waterfront from both the living room and main bedroom. As there has been no change to the scale and footprint of the building, it is not considered that the increase of five apartments from one to two bedroom units will have a significant impact on the overall development of the site.

### **Highways and Access**

- 7.7 The proposal for access and parking remains unchanged and 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. Plans indicate that there will be space for 34 bicycles within the cycle store which sits within the main building. No objection was received from the Highway Authority and it is considered that the proposal complies with Policy 10 (Parking) of the CAAP.

### **Other matters**

- 7.8 The development still includes the provision of a pedestrian path between the canal tow path and the Old Towcester Road and therefore ensures continuation of a public footpath from Southbridge to the Grand Union Canal lock in accordance with Policy 27 of the CAAP. The developers will carry out the works to link the paths and have stated that they have been in discussions with the Canal and River Trust regarding the matter. As this element falls outside of the application site, the provision of the footpath will be secured through the S106 Agreement.
- 7.9 A materials layout has been submitted with the application. The primary building material will be buff coloured brick with horizontal timber



cladding and feature ivory render panels and detailing around patio windows facing the canal. Windows are arranged in a regular pattern, some with balconies. It is considered that the layout and design are acceptable and would reflect the character of similar developments in the area.

- 7.10 A detailed landscaping scheme has been submitted with the application. Within the car parking areas different materials will be used to break up the main entrance to the site from the parking/pedestrian areas. The soft landscaping has been designed to be consistent with the surrounding development. Proposed planting, including trees and shrubs 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 space from public space along the site boundaries. 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.
- 7.11 An Environmental Management Plan has been submitted with the application and provides details of the Construction Management Plan for the proposed residential development. It is recommended that any permission be subject to a condition requiring the development to be carried out in accordance with the Environmental Management Plan.
- 7.12 A geo environmental report has been submitted with the application and initial concerns from the Environmental Health Officer have been satisfied. Conditions requiring further contamination investigation and remediation are considered necessary.
- 7.13 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. Environmental Health Officers have no comments to make on noise grounds.
- 7.14 The site lies within flood zones 2 and 3 and has a high probability of flooding. A flood risk assessment has been submitted with the application. There are no objections from the Environment Agency subject to conditions that development shall be carried out in accordance with the approved Flood Risk Assessment and that schemes for surface water drainage and foul sewage infrastructure have been submitted and approved.
- 7.15 Some concerns have been raised by the Urban Designer who considers the proposal could be improved to respond more positively to the canal frontage and public routes and create a better series of spaces for its residents. A material consideration of this application is that the basic layout and design of the proposal has already been

approved. It is considered that the amendments proposed do not unduly impact on the design of the scheme to now justify refusal. Furthermore the addition of balconies on this elevation adds interest and a level of activity on this canal frontage.

- 7.16 The Police Crime Prevention design adviser 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. Details have been submitted indicating that doors and windows will meet 'secured by design standards'. A condition to deal with security measures is proposed.

### **Planning Obligations**

- 7.17 Following extensive viability work on the previous application it was agreed that the scheme was unviable and a reduced level of affordable housing provision was agreed by members to be secured through a S106 agreement. The scheme related to the provision of 5 affordable dwellings or 9 discounted units or a £250,000 contribution to off-site provision.
- 7.18 The applicant has submitted an updated viability assessment with the amended proposal which has been assessed and it is agreed that the scheme is still unviable although there is some improvement due to the increase in net saleable area of the development and the upturn in market conditions. It has therefore been agreed that a new S106 agreement will be required to make provision for:
- i) The same provision of affordable housing as included in the previous scheme as stated in paragraph 7.17 above;
  - ii) A contribution of £4,365 towards Construction Training provision;
  - iii) A contribution of £23,400 towards primary school provision (awaiting further details from the education authority)
  - iv) A contribution of £22,000 towards nearby GP practices (awaiting further details from NHS England)
  - v) The provision of a footpath link to the canal towpath.
- 7.19 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 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.

## **8. CONCLUSION**

- 8.1 The proposed amendment to the development is considered to be acceptable and would have no additional impact when compared with the previously agreed scheme. The proposal would reflect the character of its surroundings, acceptably mitigate against flood risk, secure the provision of a riverside pedestrian link and contribute towards the established housing need in Northampton. The development is therefore in accordance with National Planning Policy Framework, Policies 1, 4, 5, 9, 10, 27 of the Central Area Action Plan and Policies SA, S1, H1, H2, of the Submitted West Northamptonshire Joint Core Strategy.

## **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, 1179-15 Rev B, 1179-20, 1179-21, 1179-22, 1179-23, 1179-24, 1179-25, 1179-26, 1179-27, 1604-101 Rev G, PC0249\_100\_001\_Rev A, JBA 11/213-01 Rev E, JBA 11/213 DT01.

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

3. Development shall be carried out in accordance with the approved external facing material details (as shown on the approved 'Materials Layout' PC0249\_100\_001 Rev. A).

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 first occupation 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 development 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. 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 building 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 the replacement 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.

7. 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 and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may be subsequently agreed, in writing, by the Local Planning Authority.

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

8. No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas shall be constructed until the works have been carried out in accordance with the surface water strategy so approved.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with the National Planning Policy Framework and Policy 5 of the Central Area Action Plan.

9. No building works which comprise the erection of a building required to be served by water services shall be undertaken in connection with any phase of the development hereby permitted until full details of a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted to and approved in writing by the Local Planning Authority. No building 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.

10. 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 neighbouring amenity in accordance with the requirements of the National Planning Policy Framework.

11. With regard to contamination any additional site investigation found to be required under the phase 1 risk assessment shall be carried out and the results shall be used to produce a method statement for any remedial works (and a phasing programme), which shall be submitted to the Local Planning Authority for approval.

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.

12. All remedial works found to be required under Condition 11 shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation reports 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 11 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 11 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. 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.

15. 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 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.

16. Full details of security measures to be incorporated into the design of the development shall be submitted to and approved in writing prior to the first occupation of the development. The development shall thereafter be carried out in full accordance with the approved details.

Reason: To secure a satisfactory standard of development in accordance with Policy 1 of the Central Area Action Plan.

## **10. BACKGROUND PAPERS**

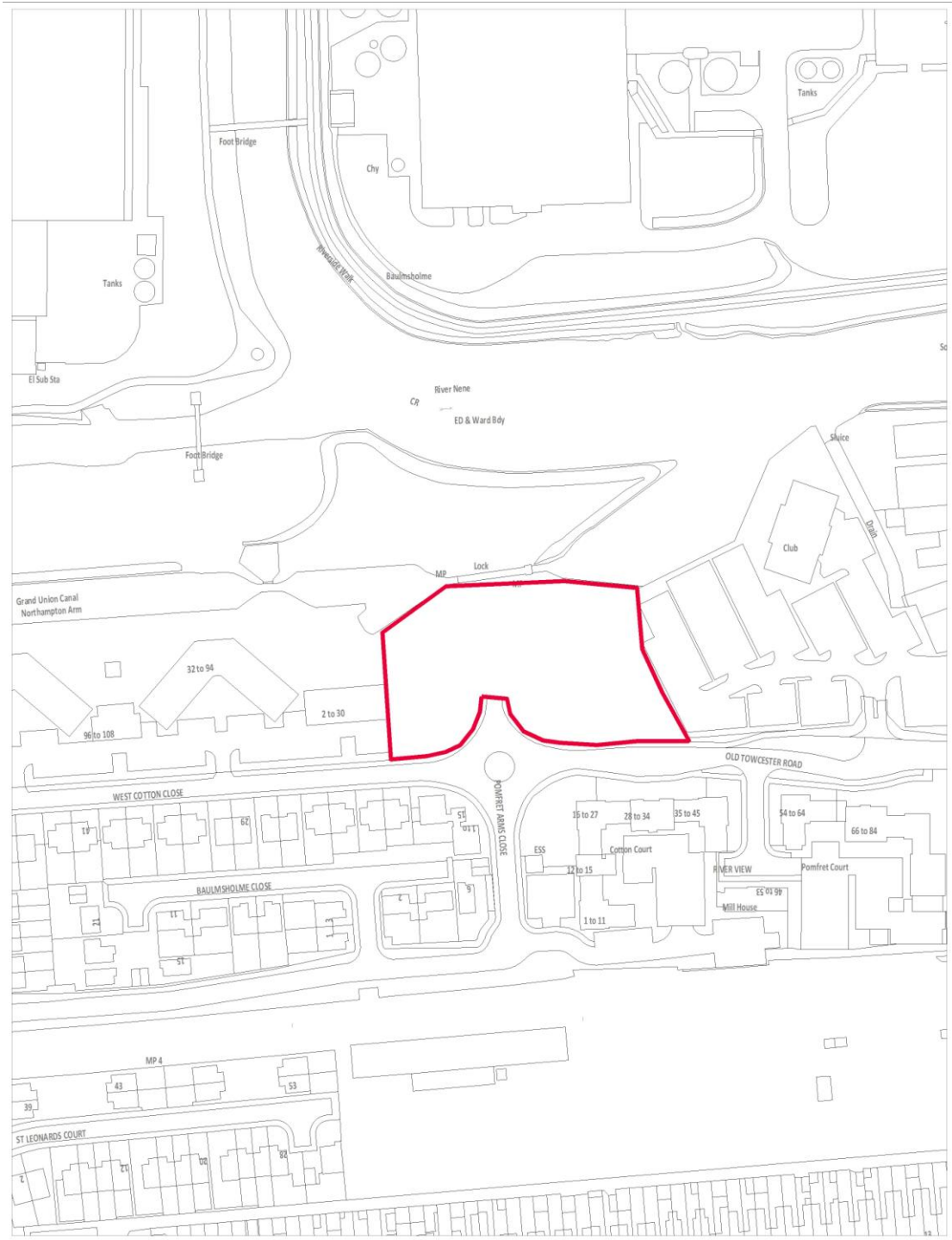
- 10.1 N/2011/1278.

## **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: 27th May 2014  
 Scale: NTS  
 Dept: Planning  
 Project: Committee

**Title**  
**Old Towcester Road**

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