



PLANNING COMMITTEE: 30th September 2014
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2014/0315: Outline planning application, with all matters reserved except access (from Bective Road and Whiston Road) for a residential development comprising 170 dwellings and public open space at former Green Oaks Middle School, Bective Road

WARD: Sunnyside

APPLICANT: Mr D. Smith Northamptonshire County Council

AGENT: Mr T. Bode; Atkins

REFERRED BY: Director of Regeneration, Enterprise and Planning

REASON: Major development requiring a legal agreement

DEPARTURE: Yes

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL IN PINCIPLE subject to conditions and for the following reason:

The proposed development would result in the satisfactory reuse of this previously developed site on account of the proposal representing a sustainable residential development that would address the established need for housing within Northampton. Furthermore, the proposal has established a number of acceptable design parameters that would ensure that the proposed development would be of a satisfactory scale and design whilst ensuring a neutral impact upon the site's mature trees, heritage assets and neighbour amenity. The proposal is

therefore in compliance with the National Planning Policy Framework, Local Plan Policies E11, E19, E20, E40 and H7.

- 1.2 The prior completion of a Section 106 Legal Agreement to secure:
 - i) 35% on site affordable housing;
 - ii) A payment towards primary and secondary education provision;
 - iii) A payment towards the provision of health care facilities;
 - iv) A payment towards the provision of and/or enhancements and maintenance of public open space
 - v) The provision of at least 0.6ha of on-site open space and for this space to be continually maintained and made available for public access;
 - vi) A payment towards the provision of highway improvements within the vicinity of the site;
 - vii) A payment to fund improvements to bus shelter provision within the vicinity of the site and their ongoing maintenance;
 - viii) A scheme for the provision of construction worker training opportunities and a payment towards the operation of this programme; and
 - ix) The Council's monitoring fee.
- 1.3 It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to being able to grant planning permission as recommended above, the Director of Regeneration, Enterprise and Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion) on account that the necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of Northampton Local Plan Policy E19 and the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The applicant seeks outline permission to erect 170 dwellings, with all matters reserved with the exception of access. The development would include two vehicular access points, which would be situated within Bective Road and Whiston Road.
- 2.2 As the application is in outline form, no finalised layouts have been submitted; however, the submitted documentation details that the resultant residential buildings would be between one and three storeys on site, with the dwellings having between one and four bedrooms. The indicative layout demonstrates that there would be a variety of surface treatments across the development.

3. SITE DESCRIPTION

- 3.1 The application site was originally developed as a school during the early to mid part of the twentieth century in order to serve the growth of Northampton. Following a reconfiguration of education provision within

Northampton, in 2006, part of the site was redeveloped to form the Green Oaks Primary School (accessed from Whiston Road). The remainder of the site (with an area of approximately 3.6ha) has been vacant since that time, with the site having now been cleared.

- 3.2 The immediate surroundings are characterised by the presence of residential accommodation. These are generally terraced and semi-detached properties that date from the early-mid part of the twentieth century. In contrast to this, there are some more modern houses adjacent to the Bective Road entrance to the site. Demand for car parking to serve these properties is met through a combination of on street and in curtilage provision. The wider area includes the allocated Kingsthorpe centre, which is approximately 340m to the west of the application site. There is also some designated public open space in close proximity to this allocated centre.
- 3.3 The site features some variations in land levels; however, the application site is on land that is of a higher level than much of the immediate surroundings. As a consequence of this, the site has a certain prominence within the area, although views onto the site from public areas are limited due to the pattern of development within the surrounding area.

4. PLANNING HISTORY

- 4.1 An outline application was submitted in 2005 to redevelop this site for residential purposes. This scheme was the subject of a number of amendments; however, it was withdrawn in 2011 without a decision being issued.

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 Northampton Local Plan 1997 saved policies and the Northampton Central Area Action Plan. Whilst not yet adopted, weight can be attributed to the Submitted West Northamptonshire Joint Core Strategy (as subsequently modified).

National Planning Policy Framework (NPPF)

- 5.1 Of particular note is that Paragraph 49 requires that proposals for housing should be encouraged within the context of promoting sustainable development. The same paragraph also states that in instances where a five year housing land supply cannot be demonstrated (which is the case in Northampton), any relevant Development Management policies cannot be considered to be up to date. Paragraph 14 requires that in instances where the development

plan is silent or out of date, the overarching aim of providing sustainable development should be used to determine planning applications.

- 5.2 In terms of providing additional housing, it is incumbent that planning decisions provide a variety of housing types in order to meet the wide range of differing needs for housing (paragraph 50). In design terms it is required that the planning decision proactively support sustainable development, mitigating impacts on amenity and facilitating mixed uses (paragraph 17).
- 5.3 The NPPF requires that new developments are of a high quality design, which secures a good standard of amenity for all existing and future occupiers of land and buildings (paragraph 17). The same paragraph also requires the effective reuse of previously developed land and focuses significant developments on sites that are sustainable.
- 5.4 Paragraph 34 requires developments that are likely to generate a significant amount of movement be located in positions where the need for travel is minimised. This is expanded upon in paragraph 35, where the creation of safe and secure road layout are required which minimise conflicts between pedestrians, cyclists and traffic.
- 5.5 Paragraph 35 states that, where practicable, developments should be designed with a safe and secure layout that reduced the potential for conflicts between pedestrians and traffic. The NPPF also requires that new developments be of a good quality design (paragraph 56).

Northampton Local Plan

- 5.6 Policy L2 allocates this site as an education establishment and states that planning permission to redevelop the site should only be granted in instances where it can be demonstrated that the land or facilities is not needed in the long term for recreation or leisure purposes and that the site should not have any significant amenity or landscape value; that the scheme retains adequate outdoor or indoor recreational facilities for public use; and that any existing sports and recreation facilities can be retained or enhanced.
- 5.7 Policy E19 requires that new developments offer sufficient mitigation against its impacts; Policy E20 states that new buildings should be of an appropriate design; Policy E40 requires that new developments pay sufficient regard to minimising crime and anti-social behaviour; and Policy T12 necessitates that new developments have sufficient manoeuvring space for commercial vehicles.
- 5.8 In addition, Policy H7 states that new proposals should be of a good design and amenity; Policy H17 requires the provision of a suitable level of housing for people with disabilities; and Policy H32 necessitates the provision of some affordable housing.

Other Material Considerations - Submitted West Northamptonshire Joint Core Strategy

- 5.9 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 as it has been prepared in full conformity with the NPPF. The plan has been the subject of an examination in public and the findings of the Inspector are awaited.
- 5.10 Policy S1 of the JCS states that new developments would be concentrated primarily in and adjoining the existing principal urban area of Northampton. Of particular relevance to this application, Policy S4 requires the provision of about 28,470 new dwellings within the Northampton Related Development Area (NRDA) between 2011 and 2029. This figure has been calculated as a result of the West Northamptonshire Objectively Housing Needs Assessment. Policy S10 requires that new developments be located in a position where services and facilities can be accessed by walking, cycling or public transport.
- 5.11 Policy H1 requires that a mixture of house types are provided, which should be of varying sizes, types and tenures. Policy H2 also requires that at least 35% of developments of 15 or more dwellings should be made available for occupation as affordable housing.
- 5.12 In addition to these matters, Policy INF1 requires that developments provide sufficient infrastructure to mitigate the impacts of development, which is in addition to Policy INF2 that requires a reliable mechanism for the provision of such infrastructure.

Supplementary Planning Guidance

- 5.13 Affordable Housing
Developer Contributions
Parking
Planning out Crime

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Anglian Water** – Request a condition relating to the submission of a strategy for managing surface water run-off.
- 6.2 **Archaeological Advisor (NCC)** – Recommend a condition related to the investigation of archaeological deposits.

- 6.3 **Construction Futures** – Request a Section 106 obligation to fund and provide construction worker training opportunities.
- 6.4 **Development Management (NCC)** – Section 106 obligations are requested to fund the provision of the education system, the fire and rescue service and libraries. It is also requested that the additional fire hydrants are provided.
- 6.5 **Environment Agency** – Recommend conditions with regards to drainage.
- 6.6 **Environmental Health (NBC)** – Request that mitigation be secured with regards to air quality and recommend an investigation into potential contaminants to be secured via condition.
- 6.7 **Highways Agency** – No objections.
- 6.8 **Highway Authority (NCC)** – Request further information regarding the submitted transport assessment and junction design. In addition, in the event of approval, the Section 106 Agreement should secure improvements to the surrounding road network and bus shelter provision. It is also requested that the pedestrian routes from the site to Boughton Green Road are lit.
- 6.9 **Housing Strategy (NBC)** – The development should provide 35% affordable housing, of which 70% should be for social/affordable rent tenures and 30% for shared ownership tenures. 10% should be constructed to mobility standards.
- 6.10 **National Grid** – The development would be carried out in proximity to National Grid apparatus. The developer should contact National Grid prior to commencing works.
- 6.11 **Northamptonshire Police Crime Prevention Design Advisor** – No objections in principle but make a number of recommendations to be taken forward to the reserved matter stage.
- 6.12 **Urban Designer (NBC)** – Recommend that there should be a more focussed street hierarchy so that there are clear routes across the development. It is also considered that a strategy should be devised so that car parking areas are as attractive as possible.
- 6.13 11 letters of objection have been received, comments can be summarised as:
- The proposal would generate excessive congestion.
 - Demand for on street car parking within the area is high. As a result, the streets feature a high number of parked cars, which reduces capacity.
 - Road usage within the area is already very high.
 - The density of the development is too high.

- Since falling into disuse, the site has become a good wildlife habitat.
- The proposal does not include the provision of a community hall.
- The development should not prejudice the use of private access roads, particularly as wear and tear would increase.

6.14 Additional information has been submitted to address the points raised within paragraph 6.8. At the time of preparing this report, the comments of the Highway Authority are awaited. An update will be provided to members via means of the addendum, which will be circulated prior to the Committee meeting commencing.

7. APPRAISAL

Principle of the development

- 7.1 Whilst it is accepted that the site has an allocation within the Local Plan as being a school site, it should be noted that the school has been vacant for a number of years and the site has been cleared. As a consequence of this, there is no realistic likelihood of the site being used for education or community uses within the foreseeable future. Furthermore, the site does not have any significant landscape value or facilities that could be used for sports or leisure uses. As a consequence of this, it is considered that the development of this site for residential purposes would not be in breach of Local Plan Policy L2.
- 7.2 It should be recognised that the Local Plan is exceedingly dated and as a consequence, more recent policy documents carry a significant amount of weight. In particular, the submitted JCS recognises that there is a significant need for delivering new housing within the existing built fabric of Northampton. In addition, the NPPF requires that local authorities demonstrate a five year supply of housing land. The bringing forward of this site for residential uses would contribute towards addressing these issues.
- 7.3 By reason of the site's positioning within an existing residential area and relative proximity to an allocated centre containing a mix of retail and commercial facilities, in addition to good public transport links, combined with the general availability of schools and open space within the area, it is considered that the proposal represents sustainable development and is therefore acceptable. The sustainable nature of the proposal is further emphasised by the fact that the development would result in a previously used site being bought back into a productive use.
- 7.4 Of the provided dwellings, 35% would be secured for use on affordable tenures and a minimum of 10% of the development would be constructed to the Council's mobility standards. These factors when combined with the mix of dwellings in terms of houses and apartments and the likely variation in bedrooms means that a development would be provided that would include a significant amount of choice in terms

of house type, which would be in conformity with the aims and objectives of the NPPF.

- 7.5 As discussed within paragraph 3.2 of this report, the site was previously used as a school and prior to that was an undeveloped site. Nonetheless, there is a risk arising from potential contaminants, such as those that are naturally occurring. As a result of this, a condition is recommended that would require a thorough investigation into this matter and, if necessary, identifying a suitable mitigation strategy.
- 7.6 It is noted that the comments have been received from the Council's Environmental Health section regarding the potential impact of the development upon the Air Quality Management Area within Harborough Road. Whilst these points are noted, it is considered that as the site has a historic use that would have potentially generated a significant amount of traffic, combined with the design of the development, which includes significant pedestrian links to the surrounding area, the overall impact upon air quality of this area would not be significant. The Section 106 Agreement could secure some practical works (such as improvements to bus shelter provision) to reduce the impact of the development upon air quality.
- 7.7 In order to secure a good standard of development, conditions relating to the provision of foul water drainage and the implementation of the submitted strategy for managing surface water run-off are necessary and reasonable.

Design and appearance

- 7.8 As this application is in outline form with all matters reserved with the exception of access, the developer is not required to submit detailed plans showing proposed layout or elevations. Nonetheless, an indicative layout has been submitted that demonstrates that the site could accommodate a development of the number of units proposed, whilst ensuring a satisfactory standard of amenity for the future residents of the development, including the provision of sufficient private garden space. It is accepted that the likely number of units would result in a relatively high density; however, this would not appear incongruous given the character of the site's environs.
- 7.9 The indicative layout includes the provision of a centrally located area of public open space, which is necessary to ensure that the future needs of occupiers of the development are satisfactorily addressed. As this is an outline application, the final position and design of this space would be considered during the reserved matters stage. However, in order to provide some certainty, it is recommended that the associated Section 106 Agreement includes the provision of a minimum level of space (0.6ha) and for this space to be maintained and be available for public access in perpetuity. The proposed indicative layout also includes a reasonable amount of landscaping within public areas,

which is sufficient to create a strong sense of place and a distinct identity for the proposed development.

- 7.10 In terms of the comments received from the Council's Urban Designer, it is recognised that a request has been made for a clearly defined primary street across the development; however, this needs to be balanced against the desirability of deterring 'rat running' across the site. As a consequence, the shared surface approach around the central area of open space is appropriate as it would promote the more residential feel of the development and therefore encourage lower vehicle speeds. This would therefore make the road less attractive to those seeking a short cut.
- 7.11 The development also includes the potential for pedestrian routes to the wider area, including Ruskin Road and Bective Road which assists in creating a sustainable and inclusive form of development by promoting non-car journeys within the vicinity.

Impact upon neighbouring properties

- 7.12 This is an outline application and therefore the siting and position of each unit is not fixed; however, in order to provide some certainty regarding the scale of the development, a condition is recommended that would place a maximum limit upon the number of units that would be accommodated on site. Given the primarily low level character of the surrounding buildings, a further condition is also proposed limiting buildings to a maximum of three storeys in height with the bulk of the buildings adjacent to the site boundaries being between one and two storeys. These mechanisms are considered sufficient to ensure that the development has a neutral impact upon the amenities of the occupiers of existing properties.
- 7.13 It is accepted that the carrying out of the development is likely to create some noise and disturbance during construction works. In order to counteract this, a condition is recommended that would require the submission of a Construction Environment Management Plan (CEMP) prior to the carrying out of any development. This plan would cover, but would not be limited to, matters such as the hours in which buildings works would take place, strategies for the suppression of dust and noise and facilities for the washing of wheels of construction vehicles.
- 7.14 The proposed development includes the reopening of the site's entrance onto the pedestrian route that runs from Ruskin Road (which also serves as access to a number of properties within this street). Whilst it is accepted that usage of this path would increase over the current situation due to the non-operation of the school site, it is considered that the level of usage of the path is unlikely to be significantly more intense than that associated with the school use. Moreover, it is likely that usage would be staggered over longer periods of the day. As a consequence, it is likely that this situation would not

cause any undue detrimental impact upon existing residents, whilst promoting more sustainable means of travel.

Highway impacts

- 7.15 The matter of access has not been reserved for future consideration, with the applicant proposing two vehicular entry points (one each from Bective Road and Whiston Road). This approach is considered to be appropriate as it would enable a more even distribution of traffic from the site. The indicative layout shows that the internal roadways would be reasonably sinuous and would, in key sections, feature shared surfaces. These arrangements are considered sufficient to prevent any significant 'rat running' across the development.
- 7.16 The application has been revised in order to alter the design of the access points of the site to improve visibility and to enable the safe movement of vehicles. These revisions would therefore ensure that the proposed access is safe and of an appropriate design to address the likely demands of the proposed development.
- 7.17 Although the site has been vacant for a number of years, it should be recognised that it was previously used as a large school. As a consequence of this, the former use of the site would have also attracted a significant amount of traffic and as a result, the development of this site for residential purposes would not pose any unduly significant impact upon the highway network.
- 7.18 The applicant has submitted a Transport Assessment, which has concluded that proposed development would not have a significant adverse impact upon the highway network. The Highway Authority has sought clarification on a comparatively small number of points, which have been addressed by the applicant. At the time of preparing this report, the revised comments from the Highway Authority are awaited. An update will therefore be provided to members at the Committee meeting. Notwithstanding this assessment, it is likely that the proposal would result in an increase in the level of traffic using the surrounding road network, which should be mitigated. As a consequence, it is considered that a Section 106 obligation to make road improvements is necessary and reasonable.
- 7.19 The highway authority has requested a Section 106 obligation for the provision of new bus shelters (including a payment to fund their on-going maintenance). This is considered to offer some mitigation from the impacts of the development in the form of encouraging more sustainable forms of travel. This would also contribute to improving air quality within the vicinity of the site as discussed within paragraph 7.6.

Trees and ecology

- 7.20 It is accepted that the site is predominantly scrub at this moment; however, there are a number of mature trees, albeit none covered by

any Trees Preservation Orders. The applicant has carried out a full assessment of the health and wellbeing of the site's trees and has identified a number for retention. The trees that are to be removed are generally of poor quality species or health. As a result of this, the development would not have an adverse impact upon the natural landscape and is in accordance with the requirements of Local Plan Policy E11.

- 7.21 The site has been the subject of an ecological assessment, which has identified evidence of some badger activity on site; however, due to the scale of planting, in addition to the presence of debris in proximity to a potential sett, it is likely that the sett has only been used on an intermittent basis. Although the site features areas of rough grassland and scrub, which would potentially form shelter and a foraging area for reptiles, no evidence of their activity was observed on site. In addition, there is limited evidence of bat activity on site.
- 7.22 The redevelopment of the site could bring forward some ecological benefits in terms of enhancements to landscaping (such as in the use of native species); however, these are matters that would be addressed during the reserved matter stage. The submitted ecology assessment recommends that prior to any development commencing additional surveys into the presence of badgers and bats are carried out in order to ensure that such species are not harmed as a result of this development coming forward.
- 7.23 The ecology assessment also recommends the installation of bird and bat boxes in order to enhance biodiversity of the site. This is considered to be a worthwhile objective and would be secured by condition.

Legal Agreement

- 7.24 By reason of the scale and type of development, a Section 106 Legal Agreement is required. The Community Infrastructure Levy Regulations specify three key legal tests in ascertaining whether a particular obligation can be requested. These specify that obligations should be:
- i) Necessary to make the development acceptable in planning terms;
 - ii) Directly related to the development; and
 - iii) Fairly and reasonably related in scale and kind to the development.
- 7.25 As discussed previously, 35% of the development would be utilised for the provision of affordable housing. 70% of these dwellings would be utilised for social or affordable rent and 30% intermediate ownership. This would ensure that the development provides a mixture of housing to provide a varied community in line with the requirements of national and local planning policies.

- 7.26 In order to provide sufficient infrastructure for the residents of the residential development, the Section 106 Agreement would also secure payments towards improvements to public open space, the health service and construction worker training opportunities. These matters address on going shortages of provision within the vicinity of the application site that would be further exacerbated if this development to proceed without the legal obligations.
- 7.27 Development of this type would ordinarily secure, via the Section 106 Agreement, payments towards education provision. Although the proposed composition (in terms of unit types) of the development is unknown at this stage, it is reasonable to assume that a significant proportion of the development would be in use as family accommodation. As a consequence of this, it is likely that the development would place a greater pressure on school provision within the area. Therefore and with reference to the legal tests as described previously, an obligation to secure enhancements to primary and secondary education is necessary and reasonable. The County Council has also requested a payment for the provision of the fire services and libraries. There is no adopted development plan policy support for these requests and it is not clear what facilities would be secured needs would be addressed by this obligations. Therefore, it is not considered that this request can be supported. The County Council have also requested that a fire hydrant is provided. This is a matter that would be addressed under the relevant building regulations and does not need to be replicated as part of the planning process.
- 7.28 The Section 106 agreement would also secure payments towards the provision of new bus shelters within the vicinity of the site. Separate to this point, the Highway Authority has requested funding to enable each household of the development to be provided with a temporary travel card in order to promote the use of public transport. Whilst the aims of this suggestion are laudable, it is extremely doubtful that the proposal would have lasting mitigation in terms of enabling a modal shift in travel patterns. The Highway Authority has also requested that the pedestrian route from the application site to Boughton Green Road be lit. Whilst the rationale behind this request is noted, it is understood that the part of this route is not within the control of the applicant and as a consequence, such a provision could not be secured. Furthermore, the scale of the works relative to the nature of the proposal means that this request would not comply with the legal tests discussed within paragraph 7.24.
- 7.29 It is noted that the representations have been submitted requesting that a community centre be provided on site. In respect of this point, it is noted that there is no development plan policy that would support such a provision for a development of this size. In addition, the scale of the proposed development is such that the provision of a community centre on the site could not be justified in terms of the legal tests as discussed previously.

8. CONCLUSION

- 8.1 The proposed development represents the efficient and sustainable reuse of this previously developed site and in addition the proposal would contribute towards addressing the established need for housing within the borough. The applicant has submitted a number of indicative parameters, which are sufficient to ensure that the resultant development would have a neutral impact upon the character and appearance of the locality and neighbour amenity.

9. CONDITIONS

- (1) Approval of the details of the appearance, landscaping, layout and scale ("the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only granted under Article 4(1) of the Town and Country Planning (Development Management Procedure) Order 2010.

- (2) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

- (3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

- (4) The development hereby permitted shall be carried out in accordance with the following approved plans schedule.

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

- (5) The development hereby permitted shall be for a maximum of 170 dwellings.

Reason: For the avoidance of doubt and to ensure conformity with the National Planning Policy Framework.

- (6) The development hereby permitted shall be carried out in accordance with the submitted Building Heights Parameter Plan.

Reason: In the interests of visual and residential amenity in accordance with the National Planning Policy Framework and the Northampton Local Plan.

- (7) A phasing plan for the implementation of the residential development hereby permitted 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 securing a satisfactory standard of development in accordance with the National Planning Policy Framework.

- (8) The access arrangements with Bective Road and Whiston Road as shown on drawings 5125794.TG.GA/005; 5125794.TP.GA.006 and the Access and Movement Parameter Plan shall be constructed prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of highway safety in accordance with the National Planning Policy Framework.

- (9) Prior to the commencement of each phase of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved CEMP. The CEMP shall include, though not necessarily be restricted to the following details:
- i) A Traffic Management Plan incorporating the routing of construction traffic and details of heavy vehicle movement patterns.
 - ii) Measures to minimise and control noise, vibration, dust and fumes during site preparation works and construction, including vehicle reversing alarms.
 - iii) Details of the siting of all vehicles of site operatives and visitors.
 - iv) The unloading and loading arrangements for heavy plant and machinery.
 - v) The location, extent and duration of any temporary stockpiling areas.
 - vi) Measures to prevent mud being deposited on the surrounding highway.
 - vii) Hours in which development will take place.

Reason: To minimise the impact of the development during the construction phase in accordance with the National Planning Policy Framework.

- (10) No development shall take place on each phase of the development until a desk top study in respect of possible contaminants within that phase 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 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.

- (11) 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 and where remediation is necessary a remediation scheme must be 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.

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) No building works, which comprise the erection of a building required to be served by water services shall be undertaken in any phase of the development hereby permitted until full details of a scheme including phasing for the provision of mains foul sewage infrastructure 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, which shall be retained thereafter.

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

- (13) No hard-standing areas shall be constructed until the works have been carried out in accordance with the submitted surface water strategy (as contained within the Flood Risk Assessment – Level 2, dated March 2014) have been fully implemented.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with the National Planning Policy Framework.

- (14) Prior to the first occupation of each phase of the development a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be fully implemented within two months of the first occupation of the phase and retained thereafter.

Reason: In the interests of promoting more sustainable means of travel in accordance with the requirements of the National Planning Policy Framework.

- (15) A minimum of 10% of the affordable dwellings and a minimum of 10% of other dwellings shall be available for occupation by persons with disabilities and constructed to the Local Planning Authority's mobility housing standards and details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site and thereafter implemented concurrently with the development, and thereafter retained as such.

Reason: To ensure adequate provision is made for people with disabilities in accordance with Policy H17 of the Northampton Local Plan.

- (16) The development hereby permitted shall be carried out in accordance with the recommendations contained within paragraphs 5.6 and 5.7 of the submitted ecological appraisal dated January 2014, details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.

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

- (17) No development shall take place until the applicant, their agents or their successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded in accordance with the National Planning Policy Framework.

- (18) Notwithstanding the provisions of Article 3(1) of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), no premises shall be used for the purposes of a house in multiple occupation.

Reason: To enable the Local Planning Authority to assess the implications of a house in multiple occupation in this location in accordance with Policy E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

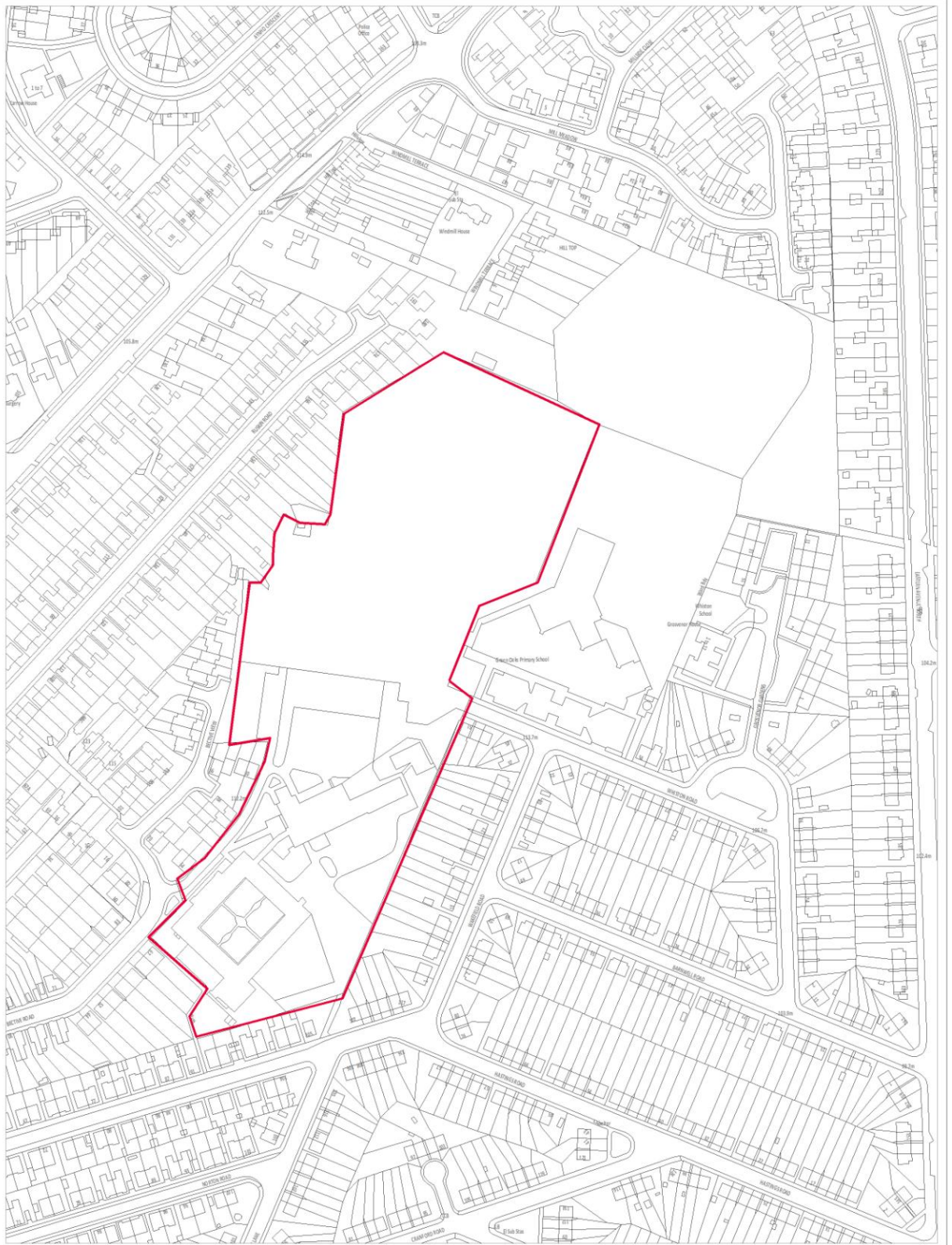
10.1 N/2014/0315

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: **Location Plan**
Date: **15th September 2014**
Scale: **1:2500**
Dept: **Planning**
Project: **Planning Committee**

Title

Former Greenoaks Primary School, Bective Rd

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