



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 28th January 2014
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2013/1035: Outline Application for the Northampton South Sustainable Urban Extension to comprise up to 1000 dwellings, a mixed use local centre, a site for a primary school, green infrastructure including formal and informal open space, reconfiguration and extension of Collingtree Park Golf Course, demolition of all existing buildings and structures within the site, new vehicular accesses off Windingbrook Lane and Rowtree Road, car parking, sustainable drainage systems (including flood risk betterment) and infrastructure (including highway improvements) all matters reserved accept access at land south of Rowtree Road and West of Windingbrook Lane

and

N/2013/1063: Full Application for 378 dwellings served by a new access from Windingbrook Lane, and the re-configuration of part of the Collingtree Park Golf Course including a new temporary hole 17 and the demolition of all existing buildings and structures within the site, green infrastructure including formal and informal open space, car parking, sustainable drainage systems (including flood risk betterment) and infrastructure (including highway improvements) at land south of Rowtree Road and West of Windingbrook Lane

WARD: East Hunsbury

APPLICANT: Bovis Homes Ltd
AGENT: David Lock Associates

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: Major Applications requiring S106 Legal Agreements
DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 Outline Application N/2013/1035

1.2 APPROVAL IN PRINCIPLE subject to the following:

a) The prior finalisation of a S106 agreement to secure planning obligations as set out in the heads of terms as listed in paragraph 7.87 of this report;

b) The planning conditions set out in paragraph 9.1 of this report and for the following reason:

The National Planning Policy Framework supports sustainable housing development and economic growth. The development of the site for up to 1,000 dwellings forms a significant and vital component of the Borough Council's 5 year housing land supply and would contribute towards the Government's aims of improving economic development and the creation of employment and training opportunities. The site is located in a sustainable location on the edge of Northampton, which will be adequately served by the necessary infrastructure and it is considered that the environmental and highway impacts can be adequately mitigated or reduced to an acceptable degree. The proposal supports the sustainable growth of Northampton in accordance with the National Planning Policy Framework and the adopted West Northamptonshire Joint Core Strategy and subject to the recommended conditions and planning obligations contained within the associated S106 agreement development of the site as proposed is considered acceptable.

1.3 It is also recommended that in the event that the S106 legal agreement is not secured within six calendar months of the date of this Committee meeting, delegated authority be given to the Director of Regeneration, Enterprise and 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.

1.4 Furthermore, due to the nature and complexity of planning conditions, it is recommended that delegated authority be given to the Director of Regeneration, Enterprise and Planning to amend conditions as appropriate.

1.5 Full Application N/2013/1063

1.6 APPROVAL IN PRINCIPLE subject to the following:

- a) The prior finalisation of a S106 agreement to secure planning obligations as set out in the heads of terms as listed in paragraph 7.88 of this report;
- b) The planning conditions set out in paragraph 9.2 of this report and for the following reason:

The National Planning Policy Framework supports sustainable housing development and economic growth. The development of the site for 378 dwellings forms a significant and vital component of the Borough Council's 5 year housing land supply and would contribute towards the Government's aims of improving economic development and the creation of employment and training opportunities. The site is located in a sustainable location on the edge of Northampton, which will be adequately served by the necessary infrastructure and it is considered that the environmental and highway impacts can be adequately mitigated or reduced to an acceptable degree. The design and layout of the proposed development are considered to be acceptable and would be in keeping with the nearby Collingtree Park and Collingtree village without undue impact on the setting of the Collingtree Conservation Area. The proposal supports the sustainable growth of Northampton in accordance with the National Planning Policy Framework and the adopted West Northamptonshire Joint Core Strategy and subject to the recommended conditions and planning obligations contained within the associated S106 agreement development of the site as proposed is considered acceptable.

- 1.7 It is also recommended that in the event that the S106 legal agreement is not secured within six calendar months of the date of this Committee meeting, delegated authority be given to the Director of Regeneration, Enterprise and 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.
- 1.8 Furthermore, due to the nature and complexity of planning conditions, it is recommended that delegated authority be given to the Director of Regeneration, Enterprise and Planning to amend conditions as appropriate.

2. THE PROPOSALS

- 2.1 An outline planning application (N/2013/1035) has been submitted for the Northampton South Sustainable Urban Extension, which comprises a mix of uses including up to 1,000 dwellings at an average net density of 33 dwellings per hectare. A mix of dwellings in terms of size and tenure would be provided. Affordable housing would be provided within

the development but due to viability concerns, as set out later in this report, this would represent 15% of the total dwellings.

- 2.2 The developer anticipates that the development shall be delivered on a phased basis over a period of approximately 10-15 years. The development is split into three indicative phases and is structured around the concept of three 'villages' each separated by informal and formal open space and afforded access to the proposed primary highway route to run through the site connecting Windingbrook Lane and Rowtree Road.
- 2.3 It is proposed that the initial phase of development commences within the eastern part of the site within the area between Collingtree Park and Collingtree village and accessed via Windingbrook Lane. Later phases would occupy the central and western areas of the site respectively.
- 2.4 It is proposed that the second phase of development would incorporate the provision of a two-form-entry primary school and a local centre as well as formal outdoor sports facilities including play pitches. In addition, various formalised areas of play would be provided across the site to complement formal and informal open space.
- 2.5 The scheme is also proposed to incorporate sustainable drainage systems to include the provision of surface water attenuation swales / basins. Furthermore, the scheme would necessitate the reconfiguration and extension of the Collingtree Golf Course.
- 2.6 In addition to the outline scheme, a further full planning application (N/2013/1063) has been submitted for what effectively constitutes the first phase of the outline scheme. Alternatively this development could be delivered as a standalone scheme in the event that the whole SUE does not proceed or its implementation is delayed. The full application is accompanied by detailed information, as opposed to the illustrative informative that supports the outline scheme.
- 2.7 The full planning application proposes 378no. dwellings to be served by a new access from Windingbrook Lane. The scheme would also necessitate the part re-configuration of the Collingtree Park Golf Course and the formation of formal and informal areas of open space including drainage features such as swales and attenuation ponds.
- 2.8 Of the 378no. dwellings to be constructed, 57no. (15%) would be classified as affordable housing, including 28no. 2-bed, 21no. 3-bed and 8 no. 4-bed houses. A mixture of two to five bedroom homes would be provided across the detailed scheme as a whole, with an emphasis on four bedroom houses.

3. SITE DESCRIPTION

- 3.1 The site of outline application N/2013/1035 comprises approximately 96 hectares of land, whilst full application N/2013/1063 comprises

approximately 27 hectares of land within this area. The site comprises parts of Collingtree Golf Course as well as agricultural land and includes trees and hedges on the field boundaries as well as small bodies of water within the golf course. The land slopes gently towards the north east.

- 3.2 The site is on the southern edge of Northampton Borough, located approximately 4.5km to the south of Northampton town centre and 2.6km from Junction 15 of the M1.
- 3.3 To the north of the wider site is East Hunsbury and to the east is Wootton. The site also includes part of the Collingtree Park Golf Course and adjoins Collingtree Park which is enclosed by the site on three sides.
- 3.4 The smaller site of the full application, is in the south east corner of the larger site and to the south of Collingtree Park. This part of the site is adjacent to the edge of Collingtree village and the conservation area.
- 3.5 Three public footpaths cross parts of the site.
- 3.6 To the south-west of the site is the M1 motorway whilst the Northampton loop railway line runs beyond the western edge of the site.

4. PLANNING HISTORY

- 4.1 There is no relevant history of planning applications on the sites, however there have been extensive pre-application discussions and public consultations / workshops which have informed the application process.

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 West Northamptonshire Joint Core Strategy and the Northampton Local Plan (Saved Policies).

5.2 National Policies

The National Planning Policy Framework was adopted by the Government in March 2012 to replace the previous national planning guidance.

At Paragraph 14 the Framework sets out the Presumption in Favour of Sustainable Development which is described as the “Golden Thread” running through plan making and decision making. The Framework

states that when plan making, authorities should positively seek opportunities to meet the development needs of the area and draw up Local Plans to meet objectively assessed needs. When decision taking, development which accords with the development plan should be approved without delay.

At Part 6, “Delivering a wide choice of high quality homes”, the NPPF sets out the requirements for local planning authorities to ensure the Local Plan meets assessed housing needs by identifying a five year supply of deliverable sites. Where this is not identified development plans will not be considered up to date. The Framework goes on to say that local planning authorities should plan for a mix of housing, reflecting local demand and set policies meeting the need for affordable housing.

5.3 West Northamptonshire Joint Core Strategy

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as set out above, as it has been prepared in full conformity with the NPPF. The JCS has been adopted by the West Northamptonshire Joint Strategic Planning Committee. Following adoption the JCS forms part of the development plan and is consistent with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and therefore carries full weight when considering planning applications.

Policy N5 of the JCS allocates the site for the development of in the region of 1,000 dwellings; a primary school; a local centre to include local retail facilities including a small convenience store, health care, services and community facilities; an integrated transport network focussed on sustainable transport modes including public transport, walking and cycling, with links to adjoining areas, employment areas and the town centre; structural greenspace and wildlife corridors; open space and leisure provision; archaeological and ecological assessment of the site and required mitigation, flood risk management including surface water management, and necessary infrastructure.

Other relevant policies of the Joint Core Strategy are as set out below:

POLICY S1 - The Distribution of Development
POLICY S3 - Scale and Distribution Of Housing Development
POLICY S4 - Northampton Related Development Area
POLICY S5 - Sustainable Urban Extensions
POLICY S9 - Distribution of Retail Development
POLICY S10 - Sustainable Development Principles
POLICY C1 - Changing Behaviour and Achieving Modal Shift
POLICY C2 - New Developments
POLICY RC2 - Community Needs
POLICY E6 - Education, Skills and Training
POLICY H1 - Housing Density and Mix and Type of Dwellings
POLICY H2 - Affordable Housing

POLICY H4 - Sustainable Housing
POLICY BN1 - Green Infrastructure Connections
POLICY BN2 - Biodiversity
POLICY BN3 - Woodland Enhancement And Creation
POLICY BN5 - The Historic Environment and Landscape
POLICY BN7A - Water Supply, Quality and Wastewater Infrastructure
POLICY BN7 - Flood Risk
POLICY BN8 - The River Nene Strategic River Corridor
POLICY BN9 - Planning for Pollution Control
POLICY INF1 - Approach to Infrastructure Delivery
POLICY INF2 - Contributions to Infrastructure Requirements

5.4 Northampton Local Plan (Saved Policies)

L26 – Leisure Proposals
R11 – Shopping Facilities in Major Residential Development
E9 – Locally Important Landscape Areas
E20 – New Development (design)
E29 – Crime and Vandalism
H14 – Residential Development, Open Space and Children’s Play Facilities
T12 – Development requiring servicing

5.5 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003
Planning Out Crime in Northamptonshire SPG 2004
Planning Obligations Strategy SPD 2013
Affordable Housing Interim Statement 2013

6. CONSULTATIONS/ REPRESENTATIONS

Consultation responses relate to both applications N/2013/1035 and N/2013/1063 unless stated otherwise. The comments are summarised as follows:

6.1 Local Highway Authority

The Highway Authority have been in discussion with the applicant’s transport consultant regarding the Transport Assessment and the revised version of this is considered to be acceptable in principle, as a basis for considering the mitigation required to minimise the impact on the highway network. The mitigation proposed is considered acceptable to the highway authority, subject to technical approval and additional contributions.

Therefore the LHA has no objections to the development subject to the highways elements gaining technical approval under the Highways Act.

Conditions are required to secure the implementation of the two site access points and the provision of various specified walking and cycling measures, as well as full details of any public right of way alterations, a full residential travel plan and construction environmental management plan.

Highway improvements are required to be secured via suitably worded planning conditions.

A contribution to area wide highway improvements is also to be required, this is to be included in the S106 agreement. This will secure the following:

- Trunk Road contribution
- Bus Service Contribution
- Bus Stop Maintenance
- Bus Priority Corridors
- Street lighting
- Upgraded routes
- Area wide highway improvements

6.2 **NBC Environmental Health**

The area is adversely affected by traffic noise, particularly from the M1 motorway. A bund will be required along the boundary with the M1 to assist in protecting the dwellings from the noise. Mechanical ventilation will also be required, full details would need to be secured via condition. A detailed noise mitigation strategy is required as the barrier construction and density needs to be confirmed. Further noise conditions are required to secure full details of plant / equipment and deliveries / collections associated with commercial premises on-site. Conditions also need to be imposed to secure the implementation of mitigative measures to protect the amenities of residential occupiers where necessary. A scheme of intrusive investigation in respect to possible contamination at the site is also required to be secured via condition, in addition to full details of refuse storage.

In respect of air quality, the submitted information regarding modelling has addressed previous concerns.

6.3 **NBC Conservation**

No objection to the development as a whole but a greater separation should be provided between the historic settlement and Village 1. It is

not considered that the setting of the Church of the Holy Cross would be significantly compromised by the proposed development.

6.4 NBC Urban Design

The original comments were that the proposed Phase 1 development has failed to respond appropriately to both the natural and built context. The Phase 1 layout was subsequently revised with the support of the Urban Designer and no further comments have been received from the revised scheme.

6.5 NBC Arboriculture

An Arboricultural Assessment incorporating an Arboricultural Impact Assessment and Tree Protection Measures has been submitted in support of both applications. Any development of the area is going to require the loss of trees and hedgerows; the final layout should ensure that the better quality trees are retained where appropriate. In respect to the detailed application, a number of prominent specimens have been retained and incorporated into the proposed development layout. The detailed landscaping plan is acceptable including the proposed buffer zone adjacent to the south east and southern boundaries – an Open Space Management Plan and Environmental Management Plan would be provided to secure the management and maintenance of this area. There are no arboricultural reasons why either application should be refused. Detailed Arboricultural Method Statements and Tree Protection Plans can be secured via condition.

6.6 NCC Development Management

The development would be expected to generate at least 1.5 forms of entry worth of Primary School pupils, based on a mixed development and utilising the County Council's generation multipliers. The proposed 2.03Ha school site is considered to be of acceptable size. The land should ideally be flat, for both use of the playing fields and disabled access. Further discussions shall be required to understand the phasing and mechanisms of delivery. The financial contribution towards the delivery of the school shall be based upon the proportional impact of the development upon the new facility. The County Council will not be seeking a contribution towards Secondary and Sixth Form Education as the Elizabeth Woodville School has sufficient capacity to accommodate the development. A contribution towards school transport shall be required where not possible to provide school places within a reasonable walking distance of new development. Contributions towards local fire and rescue infrastructure costs, the provision of fire hydrants and the extension and improvement of library facilities are requested.

6.7 NCC Minerals Planning Authority

The site is located within a sand and gravel Minerals Safeguarding Area (MSA) – the applicant should demonstrate how it meets Policy CS10 of the Northamptonshire Minerals and Waste Development Framework (MWDF) Core Strategy (adopted May 2010), which seeks to ensure that such areas are protected from sterilisation by incompatible non-mineral development. Objection to both the outline and full applications.

6.8 NCC Natural Development Officer (Nene Valley Nature Improvement Area NIA)

The Collingtree SUE lies within the NIA and is of sufficient scale to be able to contribute to local ecological connectivity. The proposed green infrastructure framework is broadly satisfactory, in particular the ecological improvements to Wootton Brook.

6.9 NCC Archaeology

A number of intrusive and non-intrusive studies have been undertaken within parts of the application area, which identified a concentration of activity representing a small enclosed Romano British settlement which correlates with the geophysical survey. Further evaluation will be required within areas that have not been subject to archaeological investigation – this can be covered by a suitably worded planning condition. With respect to the full application (Phase 1) the geophysical survey identified activity within the north western corner and current golf course. The proposed modification of the golf course is likely to impact upon buried archaeological remains. All areas of potential groundwork should be evaluated, assessed and be subject to appropriate mitigation; this further evaluation can be secured via planning condition.

6.10 Highways Agency

The proposed developments are expected to have a material impact upon the closest strategic route, the A45. This impact can be mitigated through a contribution under the Northampton Growth Management Scheme (NGMS). No objection.

6.11 Environment Agency

No objection subject to the imposition of planning conditions to secure a surface water drainage scheme and flood plain compensation scheme for the site. A scheme for works to Wootton Brook and a scheme for the provision of mains foul sewage infrastructure shall also be secured via condition. If contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted an appropriate remediation strategy for approval. Having referenced objecting correspondence from Abington Consulting Engineers (on behalf of Wootton & East Hunsbury Parish Council), it is confirmed that the Flood Risk Assessment is of adequate detail to support the planning application subject to appropriately worded planning conditions being applied.

6.12 Natural England

The scheme will not damage or destroy the interest of features for which any SSSI has been notified. No objection in respect to the impact of the development upon European Protected Species – in respect to the outline application a planning condition should be applied to secure a detailed mitigation and monitoring strategy in respect to bats and otters (and specifically in respect to bats on the detailed application). The proposed developments would be unlikely to affect great crested newts. Natural England is generally supportive of the approach described within the Green Infrastructure Strategy and the significant amount of strategic open space to be provided. A management plan addressing biodiversity and landscape features should be secured via condition in respect to both applications.

6.13 NBC Housing Strategy

There is an ongoing viability exercise in respect to the outline application. Once the level of affordable housing provision has been agreed, it would be useful to have an indication from the applicant of the size and broad location of affordable dwellings across the wider site. In respect to the detailed application, there does not appear to be sufficient flexibility with regards to smaller dwellings.

6.14 Crime Prevention Design Advisor

No objection to both of the applications but made comments regarding surveillance of parking spaces and safety design regarding open space, local centre and layout. The comments have been incorporated in the revised layout of the proposal.

6.15 Northants Police

Growth and new development imposes additional pressure on the Force's infrastructure base. It is advised that funding for 2no. Police Community Officers for three years is secured via planning obligation.

6.16 Western Power Distribution

No objections to the scheme on the basis that the developer contacts Western Power prior to the commencement of work to discuss any alterations to the electricity network.

6.17 Sport England

Would support the use of S106 obligations to secure appropriate enhancements to existing pitch sports facilities in the area. Earlier objection is therefore lifted.

6.18 Stagecoach

The Transport Assessment offers an accurate and balanced assessment of the baseline situation as far as public transport is concerned. The development will significantly assist in providing both a better service to existing residents in the locality, as well as providing the basis for a credibly attractive public transport option from the proposals. All the opportunities to make use of sustainable transport have been fully taken up and the proposals are closely accord with the requirements of the NPPF.

6.19 Ramblers Association

No objection to the application. Newly proposed footways and cycleways should be provided at a minimum width of 3m. Temporary closures should be kept to a minimum.

6.20 National Grid

No objection and recommended informative to be added to any planning permission to ensure that National Grid is contacted and formally agree the full detail of any works within the vicinity of pipelines on site.

6.21 Network Rail

A number of recommendations are raised in the interests of reducing the risk to railway infrastructure due to adjacent developments. Once the proposals enter construction phase it is requested that the developer submits a risk assessment and method statement for works within 10m of the railway boundary. The Council and applicant should be aware of noise / vibration impacts caused by the proximity of the site to the existing railway. The proposals should not increase the risk of flooding on Network Rail land. Any buildings should be located a minimum of 2m from Network Rail's boundary fencing. The full detail of proposed fencing should be secured via condition.

6.22 NHS England

A contribution would be sought to make this development favourable to NHS England and would like to propose that a charge is applied per dwelling towards development or health care facilities in the area.

6.23 Anglian Water

No objection and recommended informative to be added to any planning permission regarding impact on Anglian Water assets.

6.24 Construction Future

Requested S106 contributions for training.

6.25 Canal and River Trust

No objections subject to the imposition of suitably worded planning conditions to secure an appropriate scheme for the disposal of surface water from the site. Any planning consent should adequately secure the long-term management and maintenance arrangements for the SUDS to be implemented, potentially via an obligation under S106 of the Town and Country Planning Act 1990.

6.26 Collingtree Parish Council

The Parish Council welcomes the intention not to provide any vehicular access into the village. It also has no objection to the site being developed by Bovis Homes if the site has to be developed at all. There are concerns however in respect to the suitability of the site for development and adverse impact on the health and well being of residents. Concerns about air quality as a result of air pollution from M1. Furthermore, the development is in an area that already floods regularly. There are also traffic concerns in respect to the capacity of the A45. The first phase of development (detailed application) would not be supported by school provision or shops. Any consent would need to be appropriately conditioned and controlled.

6.27 West Hunsbury Parish Council

Objection to the outline planning application; grave concerns in respect to traffic as an unacceptable burden would be placed upon the local road network. Not confident that the development will not increase flood risk in West Hunsbury. The development will put pressure on local schools.

6.28 South Northamptonshire Council

No objection subject to consideration being given to increase in the density of the development and all acoustic fencing along the M1 boundary should be screened by existing or proposed native species planting.

6.29 Milton Malsor Parish Council

Comments made in relation to the originally submitted full application. The Parish Council is concerned about the traffic implications of this development. The applicant has not demonstrated that the surrounding urban and nearby rural areas in the South Northamptonshire Council district can cope with the enormous increase in traffic generated by the total projected development without significant effect on the quality of life in adjacent areas in West Hunsbury and nearby villages to the south.

6.30 Councillor M Hill

Objection to the development as access to the proposed site is already at or beyond design capacity and minor works to improve the flow at the roundabout are going to have minimal effect. A second concern is

whether the site is suitable for development as the land is susceptible to flooding.

6.31 Collingtree Park Residents Association

Object to the application (N/2013/1063); the development is in direct conflict with the intended use of the land covered by Policy E9 of the Local Plan in that it is important landscape area which provides setting for Collingtree village; development would severely impact on traffic movements on Windingbrook Lane and Rowtree Road and would make it impossible for morning traffic leaving Butts Road to access Rowtree Road toward the A45; the traffic would impact on Collingtree Park Care Home; concerns regarding flooding and 'betterment' does not ensure resolution of flooding problem and merely to improve a bad situation; concerns about air pollution and impact on future residents; there is no way that the planned expansion Danes Camp Surgery will be able to support additional patients; the appeal of Collingtree Park will diminish as a result of the development.

6.32 Wootton Brook Action Group

Objection to both planning applications, development of the site is considered to be unnecessary and undesirable. The application should not be considered until the Inspector has considered the JCS. The Flood Risk Assessment fails to demonstrate that flood risk is not increased elsewhere; the characteristics of Wootton Brook are not fully understood. There are only four routes out of East Hunsbury and Collingtree Park and the development would add to existing difficult traffic problems; particular concerns regarding extra traffic using the new roundabout at Lichfield Drive and the dangers it will generate during arrivals and departures from East Hunsbury Primary School; properties already suffering from noise vibration and pollution problems; concerns about capacity of health and school provision; the SUE is not close to main employment areas and the development has failed to make provision for the elderly wishing to down size or in need of sheltered accommodation. Localised channel improvement in Collingtree Park can only increase the flow downstream and it is not possible to demonstrate that flood risk is not increased elsewhere. Also concerned about flood model and design of SUDs proposed. The betterment proposed in outline for the Collingtree section will add to flood risk. If the Phase 1 application is a stand-alone application then the final solution to the hole 17 needs to be spelt out.

6.33 Hunsbury and Collingtree Residents Alliance

Object to the applications; there is a lack of clear sustainability although the development would provide housing need there is no other substantive advantage but many very clear disadvantages; concerns about flood risk and infrastructure deficit. The likelihood of a significant economic benefit to the town centre is remote and social cohesion objective will be extremely hard to achieve as development is cut off

from existing residential area. No significant employment opportunities are proposed. Concerns about air and noise pollution. A large increase in the already congested traffic at rush hours is a certainty, no credible evidence has been produced or improvements in infrastructure proposed to mitigate this. The site is confined by the railway, M1 and A45 leaving only one side for access and egress. The A45 already exceeds capacity and no increase in capacity will be provided. Modal shift would not be achieved due to infrequency of bus service. Models used to predict traffic increase are not reliable. Elite status of golf course will never be recovered. FRA does not demonstrate that flood risk will not be increased. Conditions should be attached requiring fencing to contain golf balls and to require golf course to have insurance against damage to neighbouring properties. It has not been demonstrated that health issues can be mitigated.

6.34 In respect of the outline application 109 letters of objection to the original plans have been received from 98 separate households and three businesses together with a further 73 letters of objection from 65 separate households, one business and consultants employed by objectors to the revised plans, of which 42 objectors from 38 households did not comment on the original plans.

6.35 In respect of the full application 126 letters of objection to the original plans have been received from 100 separate households and three businesses together with a further 83 letters of objection from 62 separate households, one business and consultants employed by objectors to the revised plans, of which 48 objectors from 35 households did not comment on the original plans.

6.36 The objections to both applications can be summarised as follows:

- The scheme does not constitute sustainable development in conflict with many of the core principles set out within the National Planning Policy Framework (NPPF). There are no concrete details of sustainable objectives, such as grey water harvesting, green energy targets, permeable surfaces for drives etc.
- The proposals are in advance of an adopted strategic plan, which NBC members of the WNJPC have previously voted against.
- Large scale housing developments to the south of the town become dormitories for commuters.
- The placement of homes adjacent to the motorway is unacceptable – the associated noise is very intrusive. A greater separation distance and more substantive noise barrier should be proposed.

- Acceptable standards of amenity would not be achieved for future occupants – for example, triple-glazing and assisted ventilation systems would be necessitated.
- The scheme is entirely upon Greenfield land and would result in the loss of important local landscape and recreational space.
- The proposals would result in the loss of the only green space that the village of Collingtree has left.
- The site would encourage the use of private cars; bus service provision would be limited. There is a lack of any real prospect of modal shift.
- The site already experiences pollution, which would be exacerbated by the vehicle movements associated with the new dwellings to the detriment of the health of future residents.
- The scheme would exacerbate flood risk, the site drains into the Wootton Brook. Existing drainage issues at the site would be magnified by concreting over existing fields. Flood attenuation would not be sufficient and existing properties would not be as well protected.
- The volume and impact of future traffic flows appear to have been seriously underestimated.
- The A45 is already heavily congested and proposed improvements would not take place until a high proportion of the proposed development has been completed.
- There would be two exits onto Rowtree Road which will exacerbate traffic delays, consideration should be given to an exit over the railway line to Towcester Road.
- There is already excessive congestion at peak hours across the local highway network in the vicinity of the site, which would be further exacerbated.
- The proposed Windingbrook Lane and Rowtree Road access points are unacceptable; major congestion would materialise.
- There will be a significant increase in construction traffic which will gridlock the area.
- The provision of affordable housing would not reflect the type of houses that exist in the immediate vicinity of the site.
- There is already strain upon local healthcare provision in the area, which would be exacerbated.

- The site is located within a congested area of the county; there must be more suitable alternative sites available. Housing for Daventry District should not be imposed on Northampton.
- Those employed on the site would be unlikely to live there, thereby increasing travel to the site. With employment for 110 people and 1000 homes there will be rush hour movement to other employment zones.
- No extra school places would be created during Phase 1 and only primary school places during the later phases of development, which shall place pressure upon local schools and roads.
- The viability of Collingtree golf course is brought in to question through the loss of its driving range, the need for the construction of a temporary hole and the introduction of shorter par 3 holes.
- The temporary hole could become permanent if only the full application is approved.
- In the interest of public safety and to protect adjacent properties, planning conditions should be applied to secure safety netting to the perimeter of golf course areas.
- Collingtree Park was built as an exclusive development, not fair on residents that their properties will be devalued because they will be incorporated into an area of mixed housing. Will affect the setting of the existing housing.
- Concerns about the detail of the design, for example proposed bridleways are hard surfaced and not segregated, cycleways end at the site boundary, houses are not all to accessible standard, car parking should not be on street as this is dangerous, retail hours not specified, dwellings and school would not be in keeping with the area.
- The full application is not a stand-alone application and should be treated as part of the overall development of the site.
- The bus service proposed may not be financially viable.
- Predictions of traffic flow are not based on a robust assessment
- Growth management scheme will not solve the problems of the A45 as capacity will not be increased.
- Sequential test should be applied to consider alternative sites with lower risk of flooding.

- Environment Agency is recommending planning condition which requires the applicant to provide evidence that flood risk is not increased elsewhere acknowledges that the applicant has failed to prove that flood risk has not been increased elsewhere.
- 6.37 One letter received from a resident from Collingtree Park pointing out that the Collingtree Park Residents Association was made dormant eight or so years ago.
- 6.38 At the time of writing this report officers are aware that on the 19th January 2015 Full Council will be considering its response to the adoption of the West Northamptonshire Joint Core Strategy Local Plan Part 1 by the West Northamptonshire Joint Strategic Planning Committee on the 15th December 2014. Council will be considering recommendation of confirmation an objection to the allocation of the site for 1000 dwellings in Policy N5 'Northampton South SUE' and for this to be made known to the decision maker in the determination of the associated planning applications. The Council report identifies objection being based on concerns about transport impacts, impact on setting of the existing settlements, increased flood risk and social infrastructure implications. This issue will be updated in the Addendum Report to be presented to Members at the Planning Committee meeting.

7. APPRAISAL

Principle of development

- 7.1 The National Planning Policy Framework (NPPF) advises that applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework places considerable importance on the need to have an up-to-date development plan and to approve development which accords with the plan without delay.
- 7.2 Paragraphs 49 & 50 of the NPPF advise that housing applications should be considered in the context of a presumption in favour of sustainable development and encourage the delivery of a wide choice of high quality homes and the need to widen opportunities for home ownership. It is stated that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 7.3 The emphasis placed upon the importance of pro-actively planning for meeting objectively assessed housing needs in development plans and making timely positive decisions that allow local planning authorities to meet their housing needs is of major importance to Government.
- 7.4 The adopted Joint Core Strategy sets out the requirement for housing for the period 2011 to 2029. This plan also makes it clear that this need cannot be accommodated within the Borough boundary, as has been the case for many years, but allocates about 18,870 dwellings for within

the boundary over the plan period (Policy S3). In order to meet this need on a rolling basis, it is necessary to ensure a five year housing land supply. Within Northampton the amount to be provided has been set at 5,674 for the period 2013-2018 and 7,256 for the period 2018-2023 (Table 5). At present, Northampton does not have the required five year supply of deliverable housing sites. However, the latest housing trajectory (2014) demonstrates how that supply deficit is to be redressed, including by assuming housing completions on the application site from the 12 month period April 2015 to March 2016 onwards.

- 7.5 The application site is allocated under Policy N5 of the adopted JCS for the development in the region of 1,000 dwellings, a primary school, a local centre to include local retail facilities, an integrated transport network focused upon sustainable transport modes, structural greenspace and wildlife corridors as well as open space and leisure provision, archaeological and ecological mitigation if required and flood risk management.

Design & Layout

- 7.6 The NPPF advises that good design is a key aspect of sustainable development and should contribute positively to making places better for people creating safe and secure layouts which minimise conflicts between traffic, cyclists and pedestrians. Policy S10 of the adopted Joint Core Strategy seeks to achieve high standards of design and promotes the use of sustainable development principles in relation to access to facilities, alternative transport methods, waste generation and building methods.
- 7.7 The information submitted with the outline scheme provides broad parameters for development going forward and Members need to consider whether these development parameters form an appropriate framework for the future development of the site.
- 7.8 As specified within the Design & Access Statement that accompanies the outline scheme, the structure of the proposed development has evolved through analysis of the site's wider context and of the influence of the site's features and constraints. For example, the configuration of the three 'villages' has been informed by the position of existing hedgerows and the position of sustainable urban drainage proposals (which are informed by the prevailing hydrology of the site).
- 7.9 The scheme responds to the physical boundaries provided by the M1, the Collingtree Park Golf Course and the Wootton Brook flood plain – which define the extent of the developable area of the application site. It is also worth noting that approximately 31% of the total site area shall form inter-connected strategic open space as a direct response to the unique characteristics of the site and its development requirements.
- 7.10 In terms of the proposed access, a primary route is proposed to run through the site connecting Windingbrook Lane at the eastern side of

the site to Rowtree Road at the northern end of the site. The route would be positioned on an alignment to fit the site's contours and to ensure optimum access to the different parcels of development that are proposed.

- 7.11 The concept for development includes the central location of the proposed community facilities (such as the primary school, local centre and outdoor sports pitches). These facilities would come forward as part of Phase 2 of the development and would be positioned immediately adjacent to the primary route running through the site.
- 7.12 The site is located within a residential context – it directly relates to the village of Collingtree to the south east and to the residential areas of Collingtree Park and East Hunsbury to the east and north respectively. These surrounding areas offer a variety of character, house types and sizes. Collingtree itself offers a varied built character as a result of the village's development over the years; the pre-20th century buildings are influenced by the use of local ironstone and limestone. Collingtree Park is typified by large detached properties and the use of red brick, cream-painted render and examples of decorative half-timbering. East Hunsbury is typified by strategic movement routes, smaller houses and a mixture of different modern brickwork and rendering.
- 7.13 The full application site (N/2013/1063) with the exception of the paddock at its southern end, is identified under the saved Policy E9 of the Local Plan as a locally important landscape area on the basis of the setting it provides for Collingtree village. This policy requires any development within such identified areas to be capable of being integrated with the existing development and to protect and enhance existing landscape features, such that the impact on that existing development will be minimised. This would be the case in respect of the application proposals, which set development back from Collingtree village, incorporates low densities nearest to it, and preserve and enhance intervening vegetation. Through these means, the settings of the heritage assets at Collingtree village (including the conservation area and listed parish church) would also be conserved, in accordance with the NPPF.
- 7.14 The overall average density proposed is 33 dwellings per hectare based upon 1,000 dwellings across a net developable area of 30ha, which is consistent with the prevailing housing density in East Hunsbury. It should be noted that all strategic open space and golf course areas as well as the area taken by the primary route have been excluded in this density calculation.
- 7.15 It is proposed that dwellings will be predominantly 2 and 2 ½ stories in height with some 3 storey development to provide visual interest in appropriate places. These heights are considered to offer an appropriate response to the urban context.

Detailed Design & Layout – Phase 1

- 7.16 In respect to the full application for Phase 1 of the development (N/2013/1063) a suite of detailed plans and supporting information has been provided. These plans have been amended during the planning process as a result of detailed liaison between the applicant and Council officers; the number of proposed dwellings has reduced from 380 to 378 as a result of these changes. The whole development would be designed to Lifetime Home standards.
- 7.17 The development would provide a mix of dwellings, ranging from two to five bedrooms, and in a range of designs and materials, incorporating the features of the area of stone, brick, slate and tiles. Within this initial phase as proposed under the detailed application, properties would be largely two storeys, with some two and a half storey development also, on corner sites and prominent plots. There would be no three storey development in Phase 1.
- 7.18 Off street parking would be provided for all dwellings, with a minimum of two spaces per dwelling, for the bulk of Phase 1, with some plots having 1.5 spaces. All dwellings with four or more bedrooms would have a minimum of three spaces. Garages would be provided for most dwellings, with parking courts generally being avoided.

Reconfiguration of the Collingtree Park Golf Course

- 7.19 The full application incorporates the first phase in the reconfiguration and improvement of Collingtree Park Golf Course at the northern end of the site.
- 7.20 These alterations take a phased approach to allow for continuity of play and will return the course to championship status.
- 7.21 The alterations comprise in the first phase the extension of hole 1, the removal of hole 2, the shortening of hole 3, the construction of a temporary 17th hole and the renumbering of the majority of holes to create a playable course.
- 7.22 In Phase 2 of the proposed works, the renumbered hole 3 (formerly hole 4) will be shortened, new holes 4, 5 and 6 created and the temporary hole 17 removed.
- 7.23 These works will require an extension of the course and also re-contouring, which has been designed to maintain the existing level of flood storage. All principal parts of the course will be above the 1 in 1,000 year flood risk level.
- 7.24 Concerns have been raised by objectors that safety netting should be provided to the perimeter of the golf course, to protect adjacent properties. However, it is not considered that this can be justified given that this is an existing golf course and the remodelling is not considered to increase the risk to neighbouring properties and could not reasonably be required adjacent to holes which would not be altered. However,

where the new holes are proposed in proximity to the railway line, a condition is proposed requiring safety fencing, which is considered appropriate due to the significant changes to this part of the course and the safety implications.

Highways Matters

- 7.25 As referred to above, access to the site would be provided by means of a primary route through the site connecting Windingbrook Lane to Rowtree Road. From this route, secondary street connections would provide access into the three areas of residential development and the school and local centre.
- 7.26 There has been concern from objectors as to the impact of the development on the local highway network, as it is clear that a significant number of additional vehicle movements would be generated. However this impact was considered in the allocation of the site in the JCS, and in the transport assessment submitted with the application.
- 7.27 The response from the Local Highway Authority indicates no objection to the proposals, subject to detailed requirements for improvements to the local highway network, to be funded by developer contributions which would offset the impact of these additional movements and prevent any detrimental impact to the highway network.
- 7.28 Improvements to the highway network would include works to the following junctions, with works required to be carried out prior to the occupation of any of the dwellings:
- Rowtree Road / London Road / Wooldale Road roundabout
 - A45 / Queen Eleanor Interchange
 - Towcester Road / Mereway / Tesco / Danes Camp Way roundabout.
- Works to Rowtree Road's junctions with Butts Road and with Penvale Road would be required prior to the occupation of any dwelling beyond the proposed first phase.
- 7.29 In addition, works to provide a priority Junction at Windingbrook Lane and a compact Roundabout at Rowtree Road would form part of the works required to be carried out as part of the outline application.
- 7.30 Further works required include cycle connections to bridleway KG2, cycle lanes on Hilldrop Road and Penvale Road, footway upgrading on Mereway and pedestrian crossings on Rowtree Road.
- 7.31 Also provided by condition and under the Section 106 agreement would be contributions to a bus service, provision and maintenance of bus stops and contributions to bus priority corridors. Additionally, residents would be able to apply for travel vouchers, paid for under the S106, and would be provided with timetables, whilst employers would be encouraged to promote public transport use to staff and visitors. Other measures which would form part of the travel plan required under the

S106 include the promotion of car sharing, walking and cycling and home working, all of which would assist in encouraging modal shift away from reliance on private cars.

- 7.32 Objections have been received in respect of the proposed bus service, which maintain that the bus service would not be sustainable or viable for the operator. In response to this it has been clarified that discussions have taken place between the applicant and Stagecoach, the bus operator, which supports the transport strategy and has assessed the details included in the Transport Assessment (TA). Stagecoach has confirmed that, with sufficient pump-priming fund being provided by the applicant, a commercial bus service could be offered longer term.
- 7.33 Objections have been made which assert that the transport assessment has not been carried out on a robust basis. In response to this it has been clarified that the assessment complies with the Department for Transport technical guidance. Assertions made by objectors and their consultants about the state of the A45 in particular are not supported by technical evidence. The Highways Agency are satisfied that the impact from the development can be mitigated by proposals under the Northampton Growth Management Strategy.
- 7.34 The detailed highway layout within the first phase is considered to be acceptable, subject to the required detailed technical approvals, which would be a matter for the Local Highway Authority, who has confirmed that the layout meets their requirements.
- 7.35 This detailed layout has also been the subject of objections, specifically that insufficient traffic calming measures have been included. It must be recognised that the layout has been designed in accordance with Manual for Streets and the Northampton Place and Movement Guide, and incorporates traffic calming measures such as frequent junction spacing, direct access to the primary route, sinuous highway layout, on street bus stops, use of surface materials, distribution of tree planting and inclusion of pedestrian and cycle facilities, and has been rigorously assessed by the Local Highway Authority which has found this to be acceptable.

Flooding and Drainage

- 7.36 The principal areas of the site comprising the housing, school and local centre lies outside the 1 to 1,000 year flood plain. The golf course is classified as water compatible development and its location within the flood plain is therefore acceptable.
- 7.37 However, the issue of increased risk of flooding as a result of site drainage must of course be taken into account.
- 7.38 A Flood Risk Assessment has been submitted and subsequently revised, which sets out the flood management and mitigation measures which would be employed.

- 7.39 This indicates that surface water run-off will be limited to existing greenfield run-off rates and this will be achieved by the use of SUDS which will replicate the greenfield conditions in terms of quantity and quality of surface water run-off.
- 7.40 Surface water run-off will be stored through surface attenuation features, including basins and swales which will be sited strategically across the site.
- 7.41 Betterment will also be provided over the existing flood risk conditions, which will provide increased protection to the existing residents in the area through improvements to existing conditions, including new swales to contain flows from Phase 1 and the golf course and direct these away from the existing residential properties at Collingtree Park.
- 7.42 Also proposed are channel improvements to Wootton Brook, further floodwater storage and improvement of drainage features along Wootton Brook.
- 7.43 Objections have been received questioning the Flood Risk Assessment (FRA) and stating that the Environment Agency's requirement for planning conditions indicates that the case has not been proven that the development would not lead to increased flooding elsewhere.
- 7.44 The FRA clearly indicates that the sequential test has been adhered to and complies with the requirements of the NPPF to steer new development outside the flood zone. In respect of the risk of flooding elsewhere, as set out above significant measures are proposed which would not only offset this risk but would provide betterment for existing properties, in comparison to the risk which would remain if the development did not go ahead.
- 7.45 The FRA has been examined in detail by the Environment Agency and their previous objection has been withdrawn, subject to appropriate conditions as set out below.
- 7.46 The fact that conditions are required should not, as suggested by objectors, imply that there is any doubt that the required mitigation cannot be achieved, but that the details of exactly how this will be achieved are needed.

Ecology

- 7.47 The NPPF at paragraph 118 advises that Local Planning Authorities should aim to conserve and enhance biodiversity and where significant harm from development cannot be avoided it should be adequately mitigated. Policy BN2 of the adopted Joint Core Strategy seeks to ensure that development with the potential to harm sites of ecological importance demonstrates methods to conserve biodiversity through design and implementation, linking habitats to achieve conservation and safeguarding protected species and priority habitats and ensuring

appropriate mitigation measures where there is no reasonable alternative to development.

- 7.48 The submitted Environmental Statement contains an Ecology chapter that assesses the ecological effects of the proposed development. A range of field surveys were undertaken in order to gather information upon the habitats and species present within or near the site; this included an Extended Phase 1 Survey and a number of species-specific surveys. It should be noted that the site is not covered by any statutory designations and there are no designations of national importance within 2km of the site. There are however non-statutory designations existent within the vicinity of the site, including the Collingtree Golf Course County Wildlife Site (CWS) within the site itself.
- 7.49 The Council employed an external consultant (LUC) to undertake a review of the Ecology chapter of the ES and its associated appendices. This review highlighted that the Ecology chapter is considered to have been produced to a high standard based on sound scientific evidence and according to a robust and pragmatic interpretation of the site's ecological features. The consultants conclude that the principles of mitigation set out in the chapter are agreeable and coverable by way of appropriately worded planning conditions.
- 7.50 The key mitigation measures to be conditioned include the production of an Ecological Construction Method Statement (ECMS) to set out in detail the measures required to be implemented with respect to ecological receptors (including the Collingtree Golf Course CWS) and the production of a Landscape and Ecology Management Plan (LEMP) to set out the measures for the ongoing management, maintenance and monitoring of such receptors.
- 7.51 A Green Infrastructure Strategy for the site has been designed to integrate existing ecological features (such as hedgerows and stream corridors) whilst providing sufficient areas of public open space within the site. In addition, a comprehensive drainage strategy and incorporation of SUDS will ensure that discharge of surface water into the natural environment is acceptable.
- 7.52 In terms of species-specific impacts – negative impacts upon otters primarily relate to the severance and disturbance associated with the construction of the access road and bridge over Wootton Brook. Detailed survey work in March 2013 identified evidence of foraging and commuting by otters (no holts were found). In terms of mitigation, the bridge design will allow space between the abutments and the river bank to allow the natural stream bank to be retained, whilst continued access to the river corridor would be provided during construction. It is considered that a detailed Mitigation Strategy should be secured via condition upon the outline application.
- 7.53 In terms of bats, the existing buildings on site (a dilapidated storage barn and driving range complex) were explored for potential bat roosts.

These structures would be demolished as part of the first phase of development. It was concluded that the storage barn supports a small day roost whilst small numbers of bats were seen entering and leaving this barn. As specifically stated within the Ecology Chapter, a planning condition should be added to any consent to ensure that the appropriate Natural England licence is accrued prior to the removal of this building. This requirement would be part of a wider Mitigation Strategy to be secured via condition on both the outline and full applications.

- 7.54 No other individual species-related planning conditions are considered necessary in respect to either application. Survey work did not identify any record or evidence of water vole activity. The wintering birds that were observed are not considered to be of any more than local ecological value whilst all breeding birds that were observed are considered to be widespread and common in Northamptonshire. Some grass snake activity was recorded in the vicinity of the golf course, but no other reptiles were recorded. This population is only of site level ecological importance. No great crested newts were recorded during field surveys. There are no records of badgers within the vicinity of the site, whilst an updated survey took place in February 2013 and no evidence of their presence was recorded.

Air Quality

- 7.55 The submitted Environmental Statement contains an Air Quality chapter, which assesses the likely significant effects of the scheme in this context. Impacts arising during the construction and operational phases of the development have been assessed. The effect of existing road traffic emissions on air quality for future residents is calculated as being negligible, as predicted pollutant concentrations at worst case locations within the site closes to the motorway are below the relevant objectives (this is based upon modelling up to 2026 and a full build-out of the site).
- 7.56 During the application process the Council's Environmental Health Officer has been in active liaison with the applicant's technical representatives in respect to air quality matters. Upon request further information has been provided offering clarification in respect to the precise modelling procedures and criteria that were followed. It has been clarified that, when modelling alongside the M1 motorway, predicted nitrogen oxide concentrations are well below the National Air Quality Strategy Objectives such that exceedances of acceptable levels are very unlikely. The Environmental Health Officer was confirmed that the additional information has resolved previous concerns and no objection on air quality has been raised.
- 7.57 As concluded within the ES, in order to combat the potential minor adverse impacts identified specific to construction phases, a suitably robust Construction Environmental Management Plan should be secured via condition on both the outline and full applications.

Noise

- 7.58 The submitted ES contains a chapter entitled Noise & Vibration, which presents the results of an assessment of the likely noise and vibration effects from the construction and operation phases of development. The potential noise sensitive receptors that were identified for the purposes of the assessment included existing dwellings located close to the eastern and northern boundaries of the site and the 1,000 residential dwellings proposed upon the application site itself. The scope and methodology of this chapter has been the subject of discussions with NBC Environmental Health. In terms of noise during construction, it is considered that any potential adverse impacts can be appropriately mitigated by a suitably robust Construction Environmental Management Plan.
- 7.59 It is demonstrated within the ES that the area is adversely affected by traffic noise, in particular from the M1 motorway. NBC Environmental Health agreed that a 3m barrier will be required along the boundary with the M1 to assist in protecting the proposed dwellings from the noise. A section (Figure 50b) has been provided within the latest iteration of the Design and Access Statement for the outline scheme (April 2014) to provide an indication of the proposed position and composition of the acoustic barrier. This can be read in conjunction with the Parameter Plan (BHL001-015 J) showing the intended installation along the southern and western perimeters of the site.
- 7.60 In order for an appropriate level of barrier mitigation to be provided to the first phase of development, NBC Environmental Health have made it clear that a temporary barrier (of similar specification to the proposed permanent barriers) would be required to be installed along the western boundary of the initial phase of development. This requirement would need to be covered by an appropriately worded condition applied to the full application.
- 7.61 Notwithstanding the provision of an acoustic barrier, the modelling and calculations that have been undertaken to support the application demonstrate that means of additional ventilation and/or cooling would be required to maintain acceptable internal noise levels within the properties located closest to the M1 motorway. NBC Environmental Health has suggested a planning condition (which would need to be applied to both the full and outline consents). The condition would essentially require specific measures to be installed wherever first floor bedroom noise levels exceed LAeq night 55 dB (which is the level identified as an appropriate threshold by NBC Environmental Health).

Contamination

- 7.62 The site is within an area where there are high levels of naturally occurring arsenic, but there does not appear to have been any industrial or commercial activity, other than farming, on the land in the past. As requested by Environmental Health Officers, conditions are proposed requiring site investigation and appropriate mitigation measures, prior to occupation.

Health Facilities

- 7.63 Although no specific health facility is proposed with the application proposals, a local centre is proposed for the outline application. The applicant has confirmed that a dentist facility could be included should there be any future demand. In addition, the Danes Camp Way Surgery has recently gained planning permission for a substantial extension and development works are currently underway. The Surgery could provide a facility that would serve future residents of the development site. Notwithstanding this, NHS England has been consulted and they have requested funding for the provision of a health facility to serve the future residents of the development and the planning obligation is included in the proposed Head of Terms below.

Local Centre Facilities

- 7.64 A local centre is proposed within the outline application, comprising of convenience retail floorspace, flexible commercial floorspace and a community facility incorporating meeting rooms.
- 7.65 The centre is located centrally within the development site and adjacent to the primary access through the site, therefore this would be accessible to all future residents. The centre has been designed to provide for the needs of future residents and is considered to be appropriate and adequate in this respect.
- 7.66 This centre is compliant with Policy N10 of the JCS in that it would provide for the needs of future residents of the development but due to its limited scale would not compete with the town centre. A condition is proposed which defines the parameters of this centre.

Open Space Provision

- 7.67 An open space assessment was carried out, which identified particular deficits in the area of provision for young people and children and outdoor sports facilities.
- 7.68 The proposals seek to address this through the provision of 29.43 hectares of open space, including formal and informal space, five locally equipped play areas and one larger neighbourhood equipped play area. The proposals would retain and enhance the green infrastructure connections and existing mature trees and would introduce new planting and new areas of woodland.
- 7.69 An area of the site is designated as a County Wildlife Site and whilst there would be some loss of hedgerow and trees, there would be an overall increase in coverage and diversity and a net increase in wetland habitat.
- 7.70 Within the outline application the provision of open space would include 4.01 hectares for outdoor sports facilities and 1.01 hectares of

community food provision (a community orchard and/or allotments), whilst the full application would provide for 6.2 hectares overall, of which 0.5 would be outdoor sports facilities.

- 7.71 The proposals are considered to be acceptable in this regard subject to full details of the management and maintenance; and maintenance of the play areas.

Sports Facilities Provision

- 7.72 As a result of the initial consultation exercise, Sport England were unable to offer support for either application in the absence of any evidence to demonstrate that the proposals have been assessed against the requirements of Sport England's Sports Facilities Calculator in light of the guidance offered by the Northampton Borough Playing Pitch Strategy (2011) and the West Northants Sports Facilities Strategy (Syzergy 2009).
- 7.73 The Playing Pitch Strategy outlines that there are pressures upon existing junior / mini pitches, but that there are more than sufficient adult football pitches to meet current and future requirements. The Sports Facilities Strategy identifies that there is largely an adequate stock of facilities in Northampton – the town has a very high ratio of water space, no specific need is identified for badminton courts and indoor bowls provision replicates the national average. In this context, it is not considered that contributions toward the provision of water space, badminton courts and indoor bowls are justified in this instance. There is a current identified shortfall of one artificial grass pitch across Northampton Borough – it is considered that a contribution towards providing the equivalent of 0.08 of one artificial grass pitch is a justified requirement associated with the outline scheme.
- 7.74 Discussions have been held with the applicant in the interests of understanding how the identified shortfalls of one artificial grass pitch and of junior / mini pitches could be addressed. One option would be to provide publicly accessible artificial grass pitches at the primary school site whilst another option would be to deliver one of the currently proposed adult pitches as an artificial grass pitch with the other proposed adult pitch being provided as two junior / mini pitches. At this point in time it is not yet known how (and by whom) the primary school site would be delivered – hence the need to accommodate flexibility and alternative options.
- 7.75 The full planning application (N/2013/1063), or the initial phase of development of the outline scheme, would not (under the above arrangements) be supported by artificial pitches or by an associated contribution. N/2013/1063 does however include an outdoor sports area located within the flattest area of the site, which has been conceived as a dual-function recreation and surface water attenuation area and would provide for an area of approximately 0.5Ha to be used for informal play

pitches whilst offering opportunities for junior / mini pitch provision within this area.

- 7.76 It is considered that mechanisms can be taken forward via the S106 agreement to secure appropriate enhancements to existing sports facilities in the area. These mechanisms would set out to cover the different options for artificial grass pitch and junior / mini pitch provision set out above. Sport England, in response to this approach, support the use of S106 obligations to secure appropriate enhancements to existing pitch sports facilities in the area and issue no objection to either the outline or the full scheme.

Minerals Implications

- 7.77 Northamptonshire County Council as minerals planning authority have raised an objection to the proposal, stating that the applicant should demonstrate how it meets Policy CS10 of the Northamptonshire Minerals and Waste Development Framework (MWDF) Core Strategy. The policy states that development should not lead to sterilisation of mineral resources and that development should not be a hindrance to future mineral extraction, or the minerals can be extracted prior to the development taking place. Policy CMD11 of the MWDF Control and Management of Development states that development of a non mineral related development should not proceed unless, inter alia, it can be demonstrated that the mineral concerned is no longer of any value, substantial deposits exist elsewhere, or there is an overriding need for the development.
- 7.78 No representations were raised by the minerals planning authority in respect to the proposed SUE allocation, through the progress of the Joint Core Strategy. The allocation is required to provide for Northampton's objectively assessed housing needs up to 2029 and the principle of development is established in the sites allocation in the Joint Core Strategy. The policy proposes the completion of 1,000 homes by the end of the plan period, for this to be deliverable it would not be practicable for mineral extraction and land restoration to take place first.
- 7.79 It is considered, therefore, that the proposal is compatible with Policy CMD11 as there is an overriding need for this development, in order for the development to contribute to the 5 year housing supply, as established by the latest housing trajectory (2014) which assumes the completion of 50 dwellings within the SUE during the period April 2015 – March 2016 and a further 100 during the period April 2016 – March 2017, a time frame which would make prior mineral extraction impractical. Northampton does not have the required 5 year supply of deliverable housing sites at present. Coupled with the site's allocation in the JCS, this underlines the overriding need for the development proposed through these applications in the terms of Policy CMD11.

Affordable Housing & Viability

- 7.80 Policy H2 of the JCS sets out the affordable housing provision for the Northampton Related Development Area and states that 35% will be provided on sites of 15 dwellings or more. However, Policy H2 also states that this percentage requirement is “subject to the assessment of viability on a site by site basis”.
- 7.81 The proposal in this case is for 15% of dwellings to be affordable.
- 7.82 Paragraph 205 of the NPPF requires Local Planning Authorities to, “take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.” Therefore various levels of affordable housing and financial contributions have been tested in order to establish a viable base level scenario, whilst providing a competitive return for the land owner, in accordance with paragraph 173 of the NPPF.
- 7.83 The conclusion of an independent viability assessment is that in order for the development to be viable, the affordable housing percentage should be no more than 15%, with the total S106 contribution being in the region of £15m. It is further recommended that a viability re-assessment mechanism should be incorporated within the agreement, to allow for re-assessment in the event of an improved financial situation in the future.
- 7.84 At this level of affordable housing provision, the development will be able to proceed, whilst providing an acceptable level of infrastructure and mitigation to serve the development.

Planning Obligations

- 7.85 Paragraph 203 of the NPPF states; “Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.” Further to the above paragraphs on affordable housing and viability, the heads of terms as listed below form the basis for formulation of planning obligations in order to mitigate an otherwise unacceptable impact of the development. It is considered that the impact of the development in terms of affordable housing, educational requirements, highway improvements, public transport provision and healthcare are all capable of being sufficiently mitigated:
- 7.86 In respect of the Outline Application N/2013/1035 the Heads of Terms are as follows:
- 15% affordable housing, tenure mix and timing to be agreed
 - Open Space and Play Areas (provision, maintenance and management)

- Sustainable Urban Drainage System Management and Maintenance
- Community Facility and artificial playing pitch provision management and maintenance
- Healthcare
- Construction Training Scheme
- Primary School Provision
- Secondary School Transport
- Northampton Growth Management Scheme (NGMS) Contribution
- Sustainable Transport Contributions
- Highways Contribution including Bus Stop Provision and Maintenance
- Travel Plan
- Footpath Improvements
- Off Site Street Lighting Improvements
- Council's Monitoring Fee

7.87 In respect of the Full Application N/2013/1063 the Heads of Terms are as follows:

- 15% affordable housing, 70/30 split between affordable rent/shared ownership;
- Open Space and Play Areas (provision, maintenance and management)
- Sustainable Urban Drainage System Management and Maintenance
- Healthcare
- Construction Training Scheme
- Primary School Contribution
- Secondary School Transport
- Northampton Growth Management Scheme (NGMS) Contribution
- Sustainable Transport Contributions

- Highways Contribution including Bus Stop Provision and Maintenance
- Travel Plan
- Footpath Improvements
- Off Site Street Lighting Improvements
- Council's Monitoring Fee

7.88 The County Council has requested that the provision of fire hydrants is secured through the Legal Agreement. In response, it should be recognised that this is a matter that would normally be addressed under the relevant building regulations and as a consequence, there is no need to duplicate this process through the consideration of a planning application.

7.91 The County Council has also requested payments for the provision of 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 or which needs would be addressed by these obligations. Therefore, it is not considered that these requests can be supported.

7.92 A further request has been received from Northamptonshire Police to fund the employment of two further Police Community Support Officers (PCSOs). Such requests should be assessed against the tests included within the Community Infrastructure Levy Regulations. In particular, it should be noted that all Section 106 obligations should be necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. There is no evidence that the PCSOs would be directly and solely required to provide policing to the new development. It is therefore considered that such a planning obligation would be disproportionate and not in conformity with the CIL Regulations.

8. CONCLUSION

8.1 The Government set out clear objectives for sustainable, long-term economic growth in 'The Plan for Growth' 2011 seeking to encourage investment and business growth in the UK and create a more educated, flexible workforce. The objectives included a radical reform to the planning system by introducing a powerful new presumption in favour of sustainable development and a plan to accelerate the release of public land and delivery of new homes.

8.2 These 'pro-growth' aims have been subsequently reflected in the National Planning Policy Framework, a material consideration in the determination of planning applications, which advocates and supports sustainable development and growth with a presumption in favour of

sustainable development to encourage the delivery of homes and widen home ownership opportunities.

- 8.3 The West Northamptonshire Joint Core Strategy was adopted on December 15th 2014. This allocates the site under Policy N5 for the development of a sustainable urban extension of 1,000 dwellings.
- 8.4 Members are reminded that the Council has a requirement under paragraph 47 of the NPPF to demonstrate a 5 year supply of deliverable housing sites. The development of the site for up to 1,000 dwellings forms a critical and key component of that supply, which is capable of early delivery, as is recognised in the latest housing trajectory (2014). Paragraph 49 of the NPPF is clear that if the Council are unable to demonstrate a 5 year supply of deliverable housing sites then the relevant policies for the supply of housing should not be considered up-to-date. At present, the Council is unable to demonstrate such a supply. Refusing these applications could leave the Council open to 'off plan' speculative developments and potentially planning by appeal and awards of costs against the Council.
- 8.5 On balance, it is considered that the associated highway, environmental and flood impacts and infrastructure requirements can be suitably mitigated through the imposition of the conditions proposed and through the obligations of the S106 and as such should not in themselves represent a constraint to development.
- 8.6 The proposal supports the sustainable growth of Northampton and would make a significant and vital contribution towards the Council's housing requirements and contribute towards the Government's aims of improving economic development and the creation of employment and training opportunities, in accordance with the National Planning Policy Framework, the saved policies of the Northampton Local Plan and the adopted Joint Core Strategy. Subject to the conditions below and planning obligations contained within the associated S106 agreement, the proposed development is considered acceptable and is therefore recommended for approval.

9. CONDITIONS

9.1 Outline Application N/2013/1035

- 1) Approval of the details of the appearance, layout and scale of the building(s), the means of access other than that approved and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase 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 first reserved matter must be made to the Local Planning Authority not later than the expiration of three years beginning with the date of the grant of outline planning permission and all remaining reserved matters applications for this development shall be made within ten years from the date of this permission.

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

- 3) The development to which the permission relates must be begun not later than the expiration of two years from the approval of the first reserved matters and development shall commence under any subsequent reserved matters approval within two years from the date of the approval of the relevant reserved matters.

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

- 4) The number of residential units to be constructed on the site shall not exceed 1,000 units.

Reason: To ensure the provision of a mixed use development and to enable the Local Planning Authority to assess the environmental implications of additional residential development in accordance with the aims of the NPPF.

- 5) The development and all reserved matters applications submitted pursuant to this permission shall not materially depart from the following plans and parameters:

- Parameter Plan (BHL001-015 J)
- Proposed Windingbrook Lane Priority Junction (28015/001 F)
- Proposed Rowtree Road Compact Roundabout (28015/002 F)
- Up to 2.03 hectares for the provision of a primary school
- A minimum of 29.43 hectares of strategic open space
- A local centre comprising of 450 sq m of convenience retail floorspace (Use Class A1), 360 sq m of flexible commercial floorspace to accommodate uses within use Classes A1(shops), A2 (financial & professional services), A3 (restaurants/cafes), A4 (Drinking Establishments), A5 (Hot Food Takeaways) B1 (Business) and D1 (non-residential institutions) and 725 sq m for a community facility incorporating meeting rooms (Class D1).

Reason: To ensure that the development complies with the principles set out within the Design and Access Statement and to ensure that the

Environmental Impacts are within the scope of development as assessed by the Environmental Impact Assessment.

6) Prior to the submission of any reserved matters application, a Masterplan and Design Code covering the whole of the site shall be submitted to and approved in writing by the Local Planning Authority. The Design Code shall be formulated having regard to the approved Design and Access Statement, Parameter Plan and respond to the recommendation of Building for Life 12 and shall include the following details:

- A phasing plan for the development, including an affordable housing phasing plan.
- The proposed movement network delineating the primary, secondary and tertiary streets and pedestrian and cycleway connections, setting out the approach to estate design, treatment of non-vehicular routes and car and cycle parking.
- The proposed layout, use and function of all open space within the development.
- The approach to and design principles applied to car parking (on street and off-street).
- Phased layout principles to include urban structure, form and layout of the built environment, building heights, densities, legibility, means of enclosure, key gateways, landmark buildings and key groups.
- The design approach for areas within the public realm including landscaping and hard surface treatments, lighting, street trees, boundary treatments, street furniture and play equipment.
- Servicing, including utilities, design for the storage and collection of waste and recyclable materials.
- External materials, to include a palette of wall and roof finishes, windows, doors, porches, heads, cills, chimneys, eaves and verges and rainwater goods.
- The design principles that will be applied to the development to encourage security and community safety.
- The specific design principles that will be applied to the Local Centre.
- The design principles for the incorporation of SUDS throughout the development.

Thereafter, any reserved matters application for any phase of development shall comply with the principles established within the approved Design Code.

Reason: To provide a site layout in general conformity with the Masterplan and Design Code that demonstrates quality in form and design, maximises public amenity, reduces the potential for crime and anti-social behaviour, and deals with ongoing maintenance in accordance with the aims of NPPF.

- 7) Prior to the submission of any reserved matters application, a detailed phasing plan for the development that identifies stages at which each element of the proposed development (including the local centre, open space, sports provision, play equipment, primary school, housing, highway infrastructure and SUDs) shall be commenced, completed and made available for occupation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that appropriate infrastructure, mitigation and facilities are in place in a timely manner to support the proposed residential community.

- 8) Contemporaneously with the submission of reserved matters applications for each phase of development, a Sustainability Strategy including pre-assessment checklist detailing a method of achievement of a minimum of Code for Sustainable Homes Level 3 (or its equivalent in any superseding framework) for the proposed affordable housing and BREEAM “very good” (or its equivalent in any superseding framework) for any non-residential development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved Sustainability Strategy.

Reason: To ensure the delivery of a sustainable development in accordance with the NPPF.

- 9) No development shall take place in each phase of development until details of the materials to be used in the construction of the external surfaces of the buildings to be constructed within that phase have been 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 the visual amenity of the area in accordance with Policy E20 of the Northampton Local Plan.

- 10) Concurrently with the submission of reserved matters applications for each phase of development, full details of the proposed surface treatment of all roads, access and parking areas, footpaths, cycleways and private drives including their gradients within that phase shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and

thereafter provided in full prior to the development being first brought into use.

Reason: To ensure the development is served by a satisfactory highways and parking network in accordance with the NPPF.

11) Development shall not commence on any phase of development until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority relating to that phase. The CEMP shall include the following:-

- a) the management of traffic and routing during construction: to address site access, routes within site kept free from obstruction, wheel washing, travel plan for construction workers, loading and unloading, vehicle parking and turning areas, a scheme for prevention of surface water discharges onto the highway;
- b) The location of access points for site traffic for that phase of development
- c) detailed measures for the control of dust during the construction phase of development
- d) the location and size of compounds;
- e) the location and form of temporary buildings, adverts and hoardings;
- f) details for the safe storage of any fuels, oils and lubricants;
- g) construction of exclusion zones to prevent soil compaction for large scale planting areas, public and school playing fields, and remediation of any soil compaction;
- h) a scheme for the handling and storage of topsoil;
- i) details of the methods of protection of trees, hedgerows and water features in accordance with Condition 20;
- j) a scheme for the protection of areas of ecological interest and for the mitigation of any possible harm to such areas;
- k) details of any temporary lighting;
- l) procedures for maintaining good public relations including complaint management, public consultation and liaison;
- m) measures for the control of noise emanating from the site during the construction period;
- n) Construction Plant Directional signage (on and off site);
- o) provision for all site operatives, visitors and construction vehicles, loading and unloading of plant and materials;
- p) waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.

The approved CEMP and measures contained therein shall be adhered to throughout the construction period.

Reason: To ensure that appropriate consideration is given to environmental assets and safeguard the amenities of the locality in accordance with the NPPF.

- 12) No construction work (including use of machinery and/or plant maintenance) shall be carried out on the site outside the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays or at any time on Sundays, Bank Holidays or other statutory holidays. No construction traffic shall enter or leave the site before 0700 Mondays to Saturday or at any time on Sundays, Bank Holidays or other statutory holidays.

Reason: In the interests of the amenity of adjacent properties in accordance with the NPPF.

- 13) Prior to the commencement of development engineering and construction details of the two access junctions to the site as shown indicatively upon approved drawings 28015/001 Rev F (Windingbrook Lane) and 28015/002 Rev F (Rowtree Road) shall be submitted to and approved in writing by the Local Planning Authority. The Windingbrook Lane junction shall be provided prior to the commencement of any other works on site and in accordance with the approved details. The Rowtree Road junction shall be provided prior to the occupation of 379 dwellings on site and in accordance with the approved details.

Reason: To ensure adequate access to the site and in the interests of highway safety and the free flow of traffic in accordance with the requirements of the NPPF.

- 14) No dwelling shall be occupied until details of the precise location and engineering and construction details of the following walking and cycling measures have been submitted to and approved in writing by the Local Planning Authority and the works have been carried out in accordance with the approved details:

- 2no. pedestrian / cycle connections to existing bridleway KG2
- Provision of on-road advisory cycle lane on Hilldrop Road (to be delivered at the start of Phase 2) and Penvale Road
- Upgrade of existing footway in the southern verge of Mereway between the junction with Penvale Road and the A451 Queen Eleanor Roundabout
- 2no. controlled pedestrian crossings on Rowtree Road (the second of which is to be delivered at the start of Phase 2)

Reason: To ensure the provision of appropriate walking and cycling measures throughout the development and in the interests of highway safety in accordance with the NPPF.

- 15) No dwelling shall be occupied until engineering and construction details of the following highway improvements have been submitted to and

approved in writing by the Local Planning Authority and the works have been carried out in accordance with the approved details:

- Improvement to Rowtree Road / London Road / Wooldale Road roundabout (TA Figure 15.2)
- Improvement to Rowtree Road/Butts Road Roundabout (TA Figure 15.3) (to be delivered prior to the occupation of 379 dwellings on site)
- Improvements to Rowtree Road/Penvale Road junction (TA Figure 15.4) (to be delivered prior to the occupation of 379 dwellings on site)
- Improvements to A45/Queen Eleanor Interchange (TA Figure 15.6)
- Improvements to Towcester Road/Mereway/Tesco/Danes Camp Way roundabout (TA Figure 15.7)

Reason: In the interests of highway safety in accordance with the requirements of NPPF.

- 16) Three peak hour part classified junction turning and queue count surveys will be undertaken at the Berry Lane / Wooldale Road junction:

- The first one being undertaken in the last neutral month before works commence to the Rowtree Road / London Road / Wooldale Road Roundabout;
- The second one being undertaken in the first neutral month after works are completed to the Rowtree Road / London Road / Wooldale Road Roundabout;
- The third one being undertaken in a neutral month one year afterwards.

Should both the latter two surveys demonstrate that the conditions at the Berry Lane / Wooldale Road junction have not improved, the improvements shown on Figure 15.5 of the Transport Assessment will be implemented.”

Reason: In the interests of highway safety in accordance with the requirements of the NPPF.

- 17) Prior to the first occupation of any dwelling a full Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The measures contained in the agreed Residential Travel Plan shall be carried out in accordance with the approved details.

Reason: In the interests of sustainable development in accordance with the requirements of the NPPF.

- 18) Prior to the commencement of any works affecting any existing public right of way, full details of any enhancement, improvement, diversion or

closure shall be submitted for approval in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and in accordance with a timetable to be agreed in writing with the Local Planning Authority.

Reason: To ensure the impacts on the public right of way are acceptable in the interests of public amenity in accordance with NPPF.

- 19) No development shall take place in each phase of development until an Arboricultural Method Statement, in accordance with BS 5837:2012 "Trees in Relation to Design, Demolition and Construction – Recommendations", including details and proposed timing of all proposed tree works to any tree or hedge on, or, if consent obtained, adjacent to, the site and replacement tree planting, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development of each phase of development shall be carried out in accordance with the details so agreed.

Reason: In order that trees, hedges and wildlife are protected through the development in accordance with the NPPF.

- 20) No equipment, machinery or materials shall be brought onto the site for the purposes of the development until details of the proposed type, and a plan of the proposed position of, measures for the protection of trees and hedges that are to be retained on the site, in accordance with BS 5837:2012 „Trees in Relation to Design, Demolition and Construction – Recommendations“, have been submitted to, and approved in writing by, the Local Planning Authority. The measures identified, including tree protection barriers, shall be implemented in accordance with these details and shall remain in place until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored, disposed of, or placed, nor fires lit, in any area fenced in accordance with this condition and the ground levels within these areas shall not be driven across by vehicles, altered, nor any excavation made (including addition/removal of topsoil/subsoil) without prior written consent of the Local Planning Authority.

Reason: In order that trees, hedges and wildlife are protected through the development in accordance with the NPPF.

- 21) No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 0.5% (1 in 200) probability critical storm with climate change allowance will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The

scheme shall comply with the parameters set out in the agreed FRA, Peter Brett Associates, 28015/012 Rev4, February 2014 and shall also include:

- Full calculations and detailed drawings with levels to Ordnance Datum, including flow control structures.
- Designing for exceedance and consideration of overland flows.
- Accommodation of the existing spring on site.
- Details of how the scheme shall be maintained and managed after completion to support the Section 106 agreement.

Reason: To prevent the increased risk of flooding, both on and off site.

- 22) Prior to the submission of any reserved matters application for that part of the golf course within the flood plain, a scheme for flood plain compensation must be submitted to, and approved in writing by, the local planning authority.

The scheme shall also include:

- Flood plain compensation on a level for level, volume for volume basis up to the 0.5% (1 in 200) probability flood with climate change.
- Additional storage as set out in section 9 of the agreed FRA, Peter Brett Associates, 28015/012 Rev4, February 2014.
- Evidence that flood risk is not increased elsewhere as a result of the reprofiling of ground levels.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent the increased risk of flooding, both on and off site.

- 23) No development approved by this planning permission shall take place until such time as a scheme for works to Wootton Brook has been submitted to, and approved in writing by, the local planning authority. The scheme shall comply with the parameters set out in the agreed FRA, Peter Brett Associates, 28015/012 Rev4, February 2014 and shall also include:

- Full detailed design of the Wootton Brook Crossing and any associated mitigation.
- Details of localised channel improvements to improve conveyance.

- Details of the long term management and maintenance of the Wootton Brook and associated flood plain.
- Evidence that flood risk is not increased elsewhere as a result of the crossing or other works to the Wootton Brook.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent the increased risk of flooding, both on and off site.

- 24) 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.

- 25) Prior to occupation of the dwellings the developer is to provide a suitable fence adjacent to the boundary with the railway, to prevent golf balls from entering railway land, the details of which shall be submitted and approved in writing by the Local Planning Authority.

Reason: To protect the adjacent railway from golf ball encroachment.

- 26) No development shall take place until a phased programme of further archaeological work (in accordance with the details outlined in the ES accompanying the application) shall be submitted to and approved in writing by the Local Planning Authority. The further archaeological work shall be undertaken prior to the commencement of any infrastructure phase, landscaping phase or development parcel (as identified in the phasing plan to be agreed under Condition 7) where such further archaeological work is required.

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

- 27) Prior to the commencement of the demolition of buildings on site a Mitigation Strategy detailing the measures to be put in place to ensure that the risk of harm to bats during demolition is minimised shall be submitted to and approved in writing by the Local Planning Authority;

demolition shall be implemented in accordance with the approved details. The Mitigation Strategy shall include details of replacement bat boxes to be sited on retained features to provide alternative roosting opportunities and details of an appropriate Natural England European Protected Species Derogation Licence to undertake the Mitigation Strategy.

Reason: To ensure appropriate protection is afforded to protected species in accordance with the guidance contained within the National Planning Policy Framework.

- 28) Prior to the commencement of development a Mitigation Strategy detailing the measures to be put in place to ensure that the risk of harm to otters during construction work is minimised shall be submitted to and approved in writing by the Local Planning Authority; development shall be implemented in accordance with the approved details.

Reason: To ensure appropriate protection is afforded to protected species in accordance with the guidance contained within the National Planning Policy Framework.

- 29) Prior to the submission of any reserved matters application an Ecological Construction Method Statement (ECMS) setting out in detail the measures to be implemented to protect ecological resources (as specified in paragraph 9.6.37 of the approved Environmental Statement) shall be submitted to and approved in writing by the Local Planning Authority; development shall be implemented in accordance with the approved Statement.

Reason: To ensure appropriate protection is afforded to the site's ecological resources in compliance with the guidance contained within the National Planning Policy Framework.

- 30) Prior to the submission of any reserved matters application a Landscaping and Ecological Management Plan (LEMP) setting out in detail the long-term management measures to be implemented (as specified in paragraph 9.6.40 of the approved Environmental Statement) shall be submitted to and approved in writing by the Local Planning Authority; development shall be implemented in accordance with the approved Plan.

Reason: To ensure appropriate protection is afforded to the site's ecological resources in compliance with the guidance contained within the National Planning Policy Framework.

- 31) Before any non-residential development commences as part of the overall development a Noise Assessment shall be submitted for approval in writing to the Local Planning Authority specifying the sources of internal and external noise and the provisions to be made for its control. The approved

scheme shall be implemented prior to the occupation of the non-residential unit in accordance with the approved details and retained thereafter.

Reason: In the interests of residential amenity in accordance with the requirements of NPPF.

- 32) Before any non-residential development commences as part of the overall development a scheme shall be submitted for approval in writing by the Local Planning Authority which specifies the arrangements to be made for deliveries to the premises concerned. The scheme shall be carried out in accordance with the approved details.

Reason: In the interests of residential amenity in accordance with the requirements of NPPF.

- 33) Concurrently with the Reserved Matters submission for each phase, a Noise Assessment of the exposure of proposed residential premises, with particular reference to bedrooms, based on the final building and estate layout, due to transportation noise shall be submitted for approval in writing to the Local Planning Authority. In particular the map shall identify the dwellings where the LAeq, night 55 dB noise level is exceeded at bedroom window height. The assessment shall take into account the likely growth of traffic over the next 15 years.

Where any bedroom is exposed to noise levels in excess of LAeq night 55 dB, the submitted Noise Assessment shall include a scheme to protect those rooms. This will include provision for additional ventilation and / or heat control that will allow the occupant to keep the windows closed, independent of the weather conditions, if they so wish.

Reason: In the interests of residential amenity in accordance with the requirements of NPPF.

- 34) Prior to the first occupation of the development, full details (including the precise alignment and the construction materials) of the approved 3m high acoustic barrier (as indicated upon the approved Parameter Plan (BHL001-015 J)) shall be submitted to and approved in writing by the Local Planning Authority and the barrier shall subsequently be installed in accordance with the approved details and retained at all times thereafter.

Reason: In the interests of safeguarding both visual and residential amenity in compliance with Policy H1 of the West Northamptonshire Joint Core Strategy.

- 36) Prior to the commencement of development, an intrusive investigation in respect of possible contaminants and ground gas generation within the site shall be completed – the scope and methodology of which shall be submitted to and approved in writing by the Local Planning Authority. The results of any such investigation shall be used to produce a method statement for any remedial work, which, if required, shall be submitted to

and approved in writing by the Local Planning Authority. All remedial works found to be required shall be fully implemented in accordance with the approved details and a validation report shall be submitted to and approved in writing by the Local Planning Authority within 2 weeks of the completion of the development hereby approved. In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported immediately in writing to the Local Planning Authority and subsequently investigated, remediated and validated in accordance with the full requirements of this condition.

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.

- 37) The residential units hereby approved shall be designed to provide accommodation that meets the requirement of the Lifetime Homes Standard.

Reason: To ensure long term sustainability of the residential accommodation hereby approved, in accordance with Policy H4 of the West Northamptonshire Joint Core Strategy.

- 38) 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 of multiple occupation.

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

- 39) 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), the commercial premises hereby approved shall not be used for any purposes other than those in use classes A1, A2, A3, A4, A5, B1 and D1 of the aforementioned order.

Reason: To enable the Local Planning Authority to assess the implications of alternative uses in this location in accordance with Policy E20 of the Northampton Local Plan.

- 40) 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), at no time shall the total gross retail floor area of the development hereby approved exceed

810 square metres and any individual unit exceed 500 square metres gross floor area.

Reason: To ensure that they are of a scale to meet local provision, without affecting the balance in the provision of local facilities elsewhere within the south-west district or town centre in accordance with the NPPF.

- 41) Prior to the commencement of each phase, details of the provision for the storage and collection of refuse and materials for recycling shall be submitted for approval in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of residential amenity in accordance with the requirements of NPPF.

- 42) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site. The scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

- 43) 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 of shrubs that may die or 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 E20 of the Northampton Local Plan.

- 44) As part of each reserved matters application, 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 as identified in the submitted Design and Access Statement. The approved details shall be implemented concurrently with the reserved matters development as approved.

Reason: In the interests of security and amenity in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and the NPPF.

- 45) Locally Equipped and Neighbourhood Equipped Areas of Play shall be provided across the site in accordance with the indicative positions depicted upon the approved Parameter Plan (BHL001-015 J); full details (including for their management and maintenance) shall be submitted contemporaneously with subsequent reserved matters applications and be approved in writing by the Local Planning Authority, development shall be implemented in accordance with the approved details.

Reason: To ensure that an appropriate standard of facilities are provided on site in accordance with the guidance contained within the NPPF.

INFORMATIVES

- 1) Under the terms of the Water Resources Act 1991, and the Anglian Region Land Drainage and Sea Defence Byelaws, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 9 metres of the top of the bank/foreshore of the Wootton Brook, designated a 'main river'. The flood defence consent will control works in, over, under or adjacent to main rivers (including any culverting). The consent application must demonstrate that:

- there is no increase in flood risk either upstream or downstream.
- access to the main river network and sea/tidal defences for maintenance and improvement is not prejudiced.
- works are carried out in such a way as to avoid unnecessary environmental damage.

Mitigation is likely to be required to control off site flood risk; the Environment Agency will not be able to issue consent until this has been demonstrated.

- 2) In compliance with National Grid guidance SSW22, prior to the commencement of any works on site (including site preparation and archaeological investigations) the National Grid shall be contacted to formally agree the full detail of any works within the vicinity of pipelines on-site. In addition, prior to the commencement of any works, a PADHI assessment should be carried out via the HSE website.
- 3) In order for the commercial communications market to be able to deploy to these new build areas, measures must be introduced at the earliest opportunity. This will provide the required specification to enable fibre connectivity for all new developments in respect to receiving superfast

broadband services. It is advised that ducting works are carried out in co-operation with the installations of standard utility works. Any works carried out should be compliant with the Manual of Contract Documents for Highway Works – specifically Volume 1 Specification Series 500 Drainage and Ducts, and Volume 3 Highway Construction Details Section 1 – I Series Underground Cable Ducts.

- 4) To prevent any piling works and vibration, earthworks or excavations from de-stabilising or impacting upon the railway, prior to undertaking any vibro-impact works in the vicinity of the railway an appropriate risk assessment and method statement should be formulated.

9.2 Full Application N/2013/1063

- 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 Country Planning Act 1990.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: DLA BHL001-040-B, DLA BHL001-015-J, DLA-866-002-G, DLA-866-003-C, DLA-866-004-D, DLA-866-006-B, DLA-866-007-B, PBA-28015/001-F, PBA-28015/002-F, PBA-28015/003-D, PBA-28015/006-G, PBA-28015/007, PBA-28015/008-A, EDP-1881-55-E, EDP-1881-56-F, EDP-1881-57-E, EDP-1881-58-F, EDP-1881-75-F, EDP-1881-69-E, EDP-1881-59-E, EDP-1881-60-E, EDP-1881-61-E, EDP-1881-62-E, EDP-1881-63-E, EDP-1881-64-E, EDP-1881-65-E, EDP-1881-66-E, EDP-1881-67-E, EDP-1881-68-E, DLA-866-H-202-01, DLA-866-H-241-01, DLA-866-H-302-01, DLA-866-H-303-01, DLA-866-H-303-02, DLA-866-H-303-03, DLA-866-H-351-01, DLA-866-H-402-01, DLA-866-H-402-02, DLA-866-H-403-01, DLA-866-H-403-02, DLA-866-H-403-04, DLA-866-H-403-05, DLA-866-H-404-01, DLA-866-H-404-03, DLA-866-H-404-04, DLA-866-H-409-01, DLA-866-H-409-02, DLA-866-H-409-03, DLA-866-H-410-01, DLA-866-H-461-01, DLA-866-H-501-01, DLA-866-H-501-03, DLA-866-H-502-01, DLA-866-H-502-02, DLA-866-H-502-03, DLA-866-H-507-01, DLA-866-H-507-03, DLA-866-H-507-04, DLA-866-H-534-01, DLA-866-H-534-02, DLA-866-H-534-04, DLA-866-H-534-05, DLA-866-H-603-01, DLA-866-H-603-02, DLA-866-H-GAR-01, DLA-866-H-GAR-02, DLA-866-H-GAR-03.

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

- 3) Prior to the commencement of development a Sustainability Strategy including pre-assessment checklist detailing a method of achievement of a minimum of Code for Sustainable Homes Level 3 (or its equivalent in any superseding framework) for the proposed affordable housing shall be submitted to and approved in writing by the Local Planning

Authority. The development shall be carried out in full accordance with the approved Sustainability Strategy.

Reason: To ensure the delivery of a sustainable development in accordance with the NPPF.

- 4) Development shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:-

- a) the management of traffic and routing during construction: to address site access, routes within site kept free from obstruction, wheel washing, travel plan for construction workers, loading and unloading, vehicle parking and turning areas, a scheme for prevention of surface water discharges onto the highway;
- b) the location of access points for site traffic
- c) detailed measures for the control of dust during the construction phase of development
- d) the location and size of compounds;
- e) the location and form of temporary buildings, adverts and hoardings;
- f) details for the safe storage of any fuels, oils and lubricants;
- g) construction of exclusion zones to prevent soil compaction for large scale planting areas, public and school playing fields, and remediation of any soil compaction;
- h) a scheme for the handling and storage of topsoil;
- i) details of the methods of protection of trees, hedgerows and water features in accordance with Condition 13;
- j) a scheme for the protection of areas of ecological interest and for the mitigation of any possible harm to such areas;
- k) details of any temporary lighting;
- l) procedures for maintaining good public relations including complaint management, public consultation and liaison;
- m) measures for the control of noise emanating from the site during the construction period;
- n) Construction Plant Directional signage (on and off site);
- o) provision for all site operatives, visitors and construction vehicles, loading and unloading of plant and materials;
- p) waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.

The approved CEMP and measures contained therein shall be adhered to throughout the construction period.

Reason: To ensure that appropriate consideration is given to environmental assets and safeguard the amenities of the locality in accordance with the NPPF.

- 5) No construction work (including use of machinery and/or plant maintenance) shall be carried out on the site outside the hours of 0800

to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays or at any time on Sundays, Bank Holidays or other statutory holidays. No construction traffic shall enter or leave the site before 0700 Mondays to Saturday or at any time on Sundays, Bank Holidays or other statutory holidays.

Reason: In the interests of the amenity of adjacent properties in accordance with the NPPF.

- 6) Prior to the commencement of development engineering and construction details of the Windingbrook Lane access junction to the site as shown indicatively upon approved drawing 28015/001 Rev F shall be submitted to and approved in writing by the Local Planning Authority. The approved junction shall be provided prior to the commencement of any other works on site and in accordance with the approved details.

Reason: To ensure adequate access to the site and in the interests of highway safety and the free flow of traffic in accordance with the requirements of the NPPF.

- 7) No dwelling shall be occupied until details of the precise location and engineering and construction details of the following walking and cycling measures have been submitted to and approved in writing by the Local Planning Authority and the works have been carried out in accordance with the approved details:

- 2no. pedestrian / cycle connections to existing bridleway KG2
- Provision of on-road advisory cycle lane on Penvale Road
- Upgrade of existing footway in the southern verge of Mereway between the junction with Penvale Road and the A451 Queen Eleanor Roundabout
- A controlled pedestrian crossings on Rowtree Road

Reason: To ensure the provision of appropriate walking and cycling measures throughout the development and in the interests of highway safety in accordance with the NPPF.

- 8) No dwelling shall be occupied until engineering and construction details of the following highway improvements have been submitted to and approved in writing by the Local Planning Authority and the works have been carried out in accordance with the approved details:

- Improvement to Rowtree Road/London Road/Wooldale Road roundabout (TA Figure 15.2)
- Improvements to A45/Queen Eleanor Interchange (TA Figure 15.6)

- Improvements to Towcester Road/Mereway/Tesco/Danes Camp Way roundabout (TA Figure 15.7)

Reason: In the interests of highway safety in accordance with the requirements of NPPF.

- 9) “Three peak hour part classified junction turning and queue count surveys will be undertaken at the Berry Lane / Wooldale Road junction:

- the first one being undertaken in the last neutral month before works commence to the Rowtree Road / London Road / Wooldale Road Roundabout;
- the second one being undertaken in the first neutral month after works are completed to the Rowtree Road / London Road / Wooldale Road Roundabout;
- the third one being undertaken in a neutral month one year afterwards.

Should both the latter two surveys demonstrate that the conditions at the Berry Lane / Wooldale Road junction have not improved, the improvements shown on Figure 15.5 of the Transport Assessment will be implemented.”

Reason: In the interests of highway safety in accordance with the requirements of the NPPF.

- 10) Prior to the first occupation of any dwelling a full Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The measures contained in the agreed Residential Travel Plan shall be carried out in accordance with the approved details.

Reason: In the interests of sustainable development in accordance with the requirements of the NPPF.

- 11) Prior to the commencement of any works affecting any existing public right of way, full details of any enhancement, improvement, diversion or closure shall be submitted for approval in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and in accordance with a timetable to be agreed in writing with the Local Planning Authority.

Reason: To ensure the impacts on the public right of way are acceptable in the interests of public amenity in accordance with NPPF.

- 12) No development shall take place until an Arboricultural Method Statement, in accordance with BS 5837:2012 “Trees in Relation to Design, Demolition and Construction – Recommendations”, including details and proposed timing of all proposed tree works to any tree or hedge on, or, if consent obtained, adjacent to, the site and replacement tree planting, have been submitted to and approved in writing by the

Local Planning Authority. Thereafter, the development shall be carried out in accordance with the details so agreed.

Reason: In order that trees, hedges and wildlife are protected through the development in accordance with the NPPF.

- 13) No equipment, machinery or materials shall be brought onto the site for the purposes of the development until details of the proposed type, and a plan of the proposed position of, measures for the protection of trees and hedges that are to be retained on the site, in accordance with BS 5837:2012 „Trees in Relation to Design, Demolition and Construction – Recommendations“, have been submitted to, and approved in writing by, the Local Planning Authority. The measures identified, including tree protection barriers, shall be implemented in accordance with these details and shall remain in place until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored, disposed of, or placed, nor fires lit, in any area fenced in accordance with this condition and the ground levels within these areas shall not be driven across by vehicles, altered, nor any excavation made (including addition/removal of topsoil/subsoil) without prior written consent of the Local Planning Authority.

Reason: In order that trees, hedges and wildlife are protected through the development in accordance with the NPPF.

- 14) No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 0.5% (1 in 200) probability critical storm with climate change allowance will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall comply with the parameters set out in the agreed FRA, Peter Brett Associates, 28015/012 Rev4, February 2014 and shall also include:

- Full calculations and detailed drawings with levels to Ordnance Datum, including flow control structures.
- Designing for exceedance and consideration of overland flows.
- Accommodation of the existing spring on site.
- Details of how the scheme shall be maintained and managed after completion to support the Section 106 agreement.

Reason: To prevent the increased risk of flooding, both on and off site.

- 15) No development approved by this planning permission shall take place until such time as a scheme for works to Wootton Brook has been submitted to, and approved in writing by, the local planning authority. The scheme shall comply with the parameters set out in the agreed FRA, Peter Brett Associates, 28015/012 Rev4, February 2014 and shall also include:

- Details of localised channel improvements to improve conveyance.
- Details of the long term management and maintenance of the Wootton Brook and associated flood plain.
- Evidence that flood risk is not increased elsewhere as a result of the works to the Wootton Brook.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent the increased risk of flooding, both on and off site.

- 16) No building works which comprise the erection of a building required to be served by water services shall be undertaken 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.

- 17) No development shall take place within the application site indicated until the applicant, or their agents or 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 by the applicant 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) Prior to the commencement of the demolition of buildings on site a Mitigation Strategy detailing the measures to be put in place to ensure that the risk of harm to bats during demolition is minimised shall be submitted to and approved in writing by the Local Planning Authority;

demolition shall be implemented in accordance with the approved details. The Mitigation Strategy shall include details of replacement bat boxes to be sited on retained features to provide alternative roosting opportunities and details of an appropriate Natural England European Protected Species Derogation Licence to undertake the Mitigation Strategy.

Reason: To ensure appropriate protection is afforded to protected species in accordance with the guidance contained within the National Planning Policy Framework.

- 19) Prior to the commencement of development a Mitigation Strategy detailing the measures to be put in place to ensure that the risk of harm to otters during construction work is minimised shall be submitted to and approved in writing by the Local Planning Authority; development shall be implemented in accordance with the approved details.

Reason: To ensure appropriate protection is afforded to protected species in accordance with the guidance contained within the National Planning Policy Framework.

- 20) Prior to the commencement of development an Ecological Construction Method Statement (ECMS) setting out in detail the measures to be implemented to protect ecological resources (as specified in paragraph 9.6.37 of the approved Environmental Statement) shall be submitted to and approved in writing by the Local Planning Authority; development shall be implemented in accordance with the approved Statement.

Reason: To ensure appropriate protection is afforded to the site's ecological resources in compliance with the guidance contained within the National Planning Policy Framework.

- 21) Prior to the commencement of development a Landscaping and Ecological Management Plan (LEMP) setting out in detail the long-term management measures to be implemented (as specified in paragraph 9.6.40 of the approved Environmental Statement) shall be submitted to and approved in writing by the Local Planning Authority; development shall be implemented in accordance with the approved Plan.

Reason: To ensure appropriate protection is afforded to the site's ecological resources in compliance with the guidance contained within the National Planning Policy Framework.

- 22) Prior to the commencement of development a Noise Assessment of the exposure of proposed residential premises, with particular reference to bedrooms, based on the final building and estate layout, due to transportation noise shall be submitted for approval in writing to the Local Planning Authority. In particular the map shall identify the dwellings where the LAeq, night 55 dB noise level is exceeded at bedroom window height.

The assessment shall take into account the likely growth of traffic over the next 15 years.

Where any bedroom is exposed to noise levels in excess of LAeq night 55 dB, the submitted Noise Assessment shall include a scheme to protect those rooms. This will include provision for additional ventilation and / or heat control that will allow the occupant to keep the windows closed, independent of the weather conditions, if they so wish.

Reason: In the interests of residential amenity in accordance with the requirements of NPPF.

- 23) Prior to the first occupation of the development, full details (including the precise alignment and the construction materials) of the approved 3m high acoustic barrier (as broadly indicated upon the approved Parameter Plan (BHL001-015 J) and to be supplemented by provision to the western boundary of the application site shall be submitted to and approved in writing by the Local Planning Authority and the barrier shall subsequently be installed in accordance with the approved details and retained at all times thereafter.

Reason: In the interests of safeguarding both visual and residential amenity in compliance with Policy H1 of the West Northamptonshire Joint Core Strategy.

- 24) Prior to the commencement of development, an intrusive investigation in respect of possible contaminants and ground gas generation within the site shall be completed – the scope and methodology of which shall be submitted to and approved in writing by the Local Planning Authority. The results of any such investigation shall be used to produce a method statement for any remedial work, which, if required, shall be submitted to and approved in writing by the Local Planning Authority. All remedial works found to be required shall be fully implemented in accordance with the approved details and a validation report shall be submitted to and approved in writing by the Local Planning Authority within 2 weeks of the completion of the development hereby approved. In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported immediately in writing to the Local Planning Authority and subsequently investigated, remediated and validated in accordance with the full requirements of this condition.

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.

- 25) The residential units hereby approved shall be designed to provide accommodation that meets the requirement of the Lifetime Homes Standard.

Reason: To ensure long term sustainability of the residential accommodation hereby approved, in accordance with Policy H4 of the West Northamptonshire Joint Core Strategy.

- 26) 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 of multiple occupation.

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

- 27) Prior to the commencement of development, details of the provision for the storage and collection of refuse and materials for recycling shall be submitted for approval in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of residential amenity in accordance with the requirements of NPPF.

- 28) 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 of shrubs that may die or 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 E20 of the Northampton Local Plan.

- 29) Prior to the commencement of development full details of the approved Local Equipped Areas of Play (LEAPs) and sports pitches shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be located upon the site in accordance with the positions depicted on 'Figure 10 – Public Open Space' contained within the Design & Access Statement Addendum (July 2014). Development shall be implemented in accordance with the approved details; the LEAPs and sports pitches shall be completed and made available for use prior to the occupation of 200 units on site and be managed and maintained in accordance with the details submitted to discharge Condition 21.

Reason: To ensure that an appropriate standard of facilities are provided on site in accordance with the guidance contained within the NPPF.

INFORMATIVES

- 1) Under the terms of the Water Resources Act 1991, and the Anglian Region Land Drainage and Sea Defence Byelaws, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 9 metres of the top of the bank/foreshore of the Wootton Brook, designated a 'main river'. The flood defence consent will control works in, over, under or adjacent to main rivers (including any culverting). The consent application must demonstrate that:

- There is no increase in flood risk either upstream or downstream.
- Access to the main river network and sea/tidal defences for maintenance and improvement is not prejudiced.
- Works are carried out in such a way as to avoid unnecessary environmental damage.

Mitigation is likely to be required to control off site flood risk; the Environment Agency will not be able to issue consent until this has been demonstrated.

- 2) In compliance with National Grid guidance SSW22, prior to the commencement of any works on site (including site preparation and archaeological investigations) the National Grid shall be contacted to formally agree the full detail of any works within the vicinity of pipelines on-site. In addition, prior to the commencement of any works, a PADHI assessment should be carried out via the HSE website.
- 3) In order for the commercial communications market to be able to deploy to these new build areas, measures must be introduced at the earliest opportunity. This will provide the required specification to enable fibre connectivity for all new developments in respect to receiving superfast broadband services. It is advised that ducting works are carried out in co-operation with the installations of standard utility works. Any works carried out should be compliant with the Manual of Contract Documents for Highway Works – specifically Volume 1 Specification Series 500 Drainage and Ducts, and Volume 3 Highway Construction Details Section 1 – I Series Underground Cable Ducts.

10. BACKGROUND PAPERS

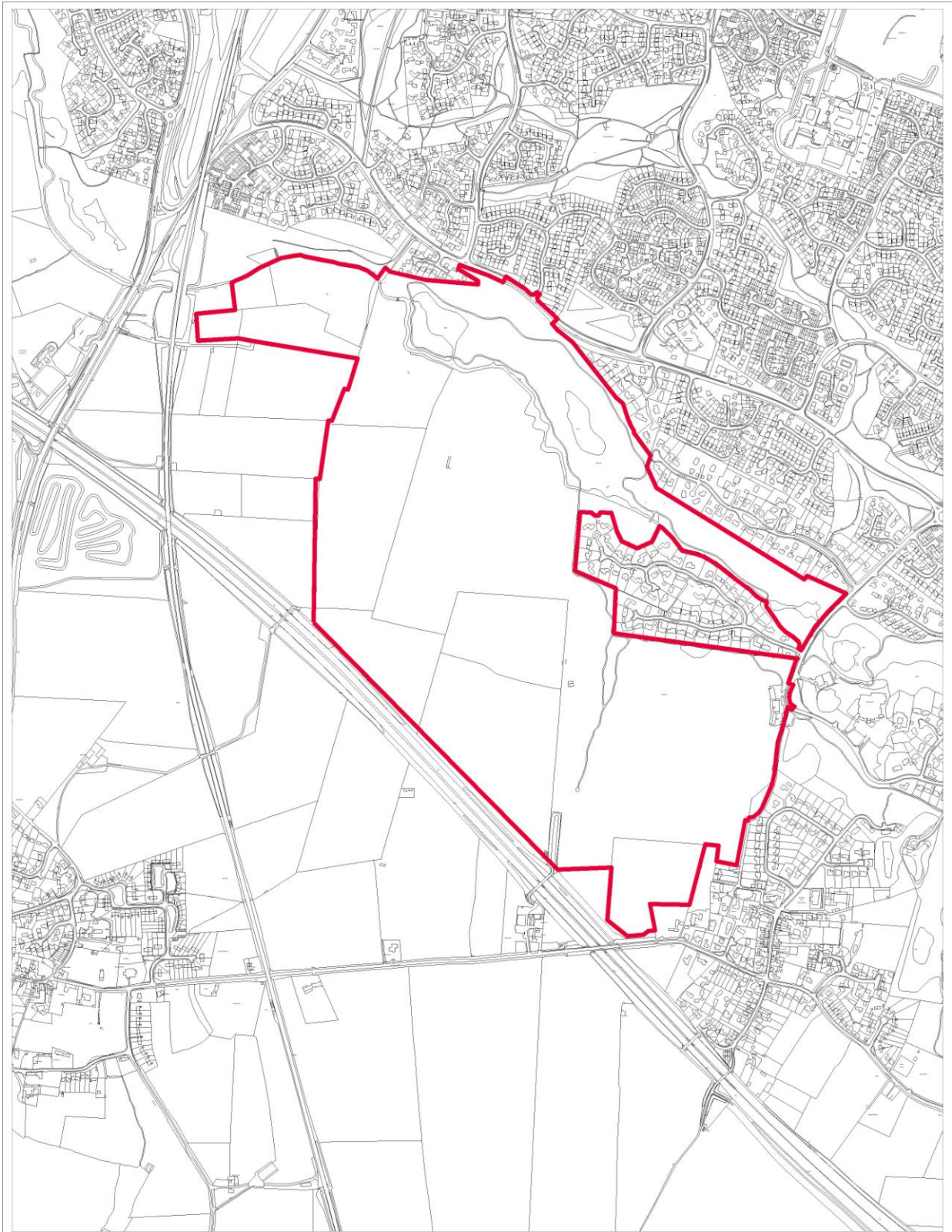
- 10.1 Application files N/2013/1035 and N/2013/1063.

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.

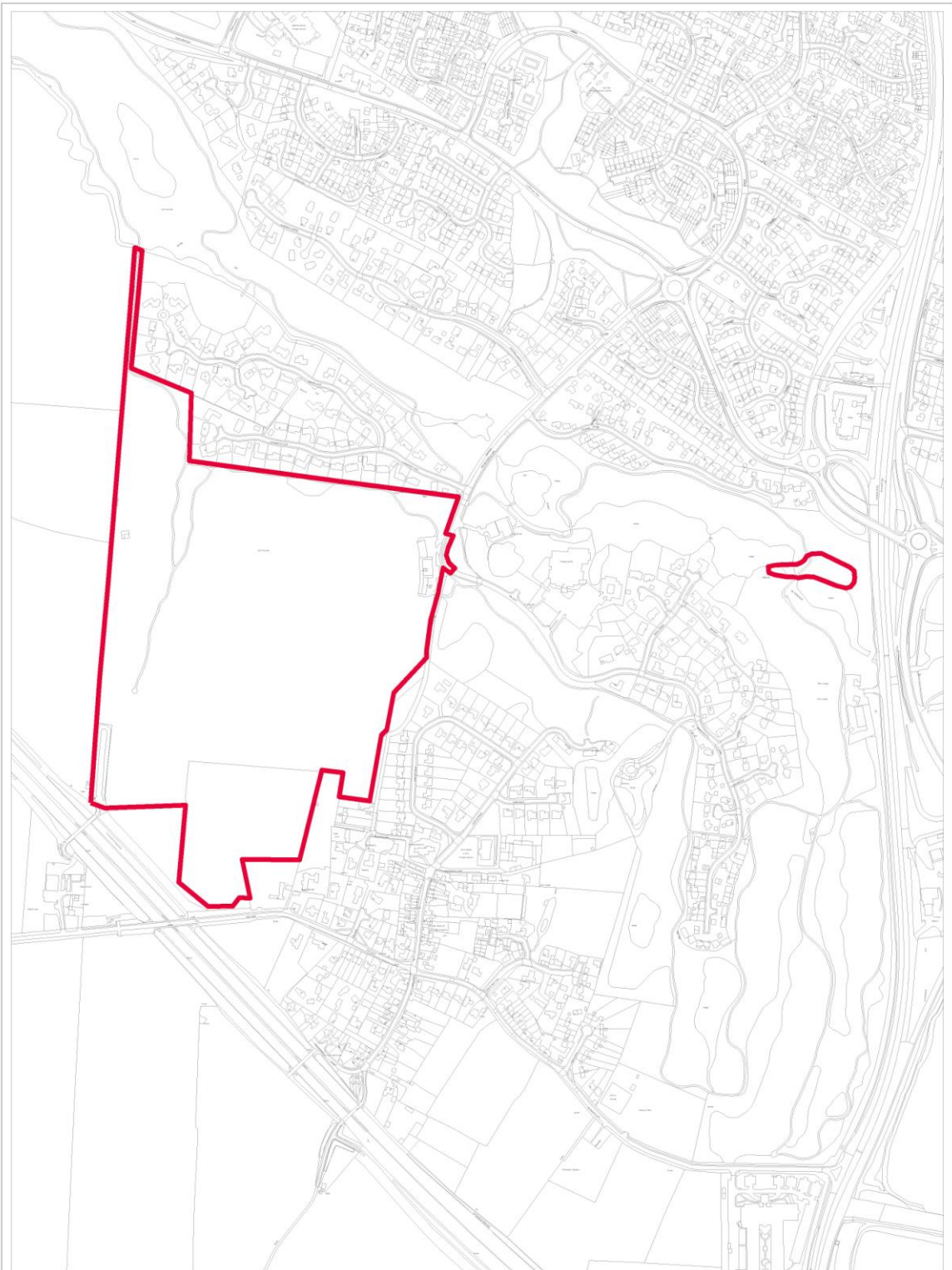


Name: **Location plan**
Date: **8th January 2015**
Scale: **1:10,000**
Dept: **Planning**
Project: **Planning Committee**

Title

Npton South SUE, Rowtree Rd & West of Windingbrook Ln

Produced from the 2011 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655



Date: 20th January 2015

Scale: 1:7500 @ A4

Dept: Planning

Project: Planning Committee

Title

Phase 1, Npton South SUE, Rowtree Rd

Produced from the 2010 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655