



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

**PLANNING COMMITTEE:** 17<sup>th</sup> December 2015  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**DIRECTOR:** Steven Boyes

**APPLICATION REF:** N/2015/0333

**LOCATION:** Former Northampton Chronicle and Echo site, Upper Mounts

**DESCRIPTION:** Hybrid planning application comprising: (a) Full Planning Application for the erection of a 1,810m<sup>2</sup> new retail food store with associated access from Earl Street, landscaping and car parking; and (b) Outline Planning Application with all matters reserved except access (from Great Russell Street) of up to 19 residential dwellings

**WARD:** Castle Ward

**APPLICANT:** Aldi Stores Limited / Johnston Publishing Ltd  
**AGENT:** Stoas Architects Limited

**REFERRED BY:** Director of Regeneration, Enterprise and Planning

**REASON:** Major application requiring S106 agreement

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

1.1 **APPROVAL IN PRINCIPLE** subject to S106 agreement and the conditions as set out below and for the following reason:

The proposed development would result in the satisfactory reuse of this previously developed site on account of the proposal representing a sustainable commercial and residential development that would have a neutral impact upon the viability and vitality of the allocated hierarchy of centres in addition to contributing to the established need for housing within Northampton. Furthermore, the proposal has established a number of acceptable design parameters that would ensure that the proposed development would be of a satisfactory scale and design whilst ensuring a neutral impact upon neighbour amenity and the highway system. The proposal is therefore in accordance with the requirements of the National Planning Policy Framework; Policies H1, H2, S1, S2 and INF1 of the West Northamptonshire Joint Core Strategy; and Policies 1, 12, 16 and 23 of the Northampton Central Area Action Plan.

- 1.2 That delegated authority is given to the Director of Regeneration, Enterprise and Planning to negotiate and secure the necessary mitigation in the form of financial and non-financial planning obligations through the completion of a Section 106 Legal Agreement. The Legal Agreement will secure the following heads of terms:
- i) 35% on site affordable housing;
  - ii) A payment towards primary education provision;
  - iii) A payment towards the provision of health care facilities;
  - iv) A payment towards improving the public realm and links between the application site and the town centre;
  - v) The funding of a Traffic Regulation Order to enable amendments to the existing parking restrictions within Earl Street to be carried out;
  - vi) That the applicant submit details of the marketing strategy for the residential portion of the site prior to building works commencing; and
  - vii) The Council's monitoring fee subject to the Director of Regeneration, Enterprise and Planning being satisfied the monitoring fee is necessary and of an appropriate scale.
- 1.3 It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to being able to grant planning permission as recommended above, the Director of Regeneration, Enterprise and Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion) on account that the necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of Policies INF1 and INF2 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.
- 1.4 The Council has advertised the application by press notice, multiple site notices and letters to the occupiers of neighbouring properties. The publicity described the proposal as a departure from the Development Plan and identified the proposal as a major application. Consultation responses are summarised in Section 6 of this report. Unfortunately, this publicity did not identify the site as being adjacent to a Conservation Area. The Council has taken steps to rectify this, which means that the consultation period has yet to fully conclude. As a consequence, it is requested that delegated authority be given to the Director of Regeneration, Enterprise and Planning to resolve any forthcoming representations on this subject.

## **2. THE PROPOSAL**

- 2.1 The applicant has submitted a hybrid planning application which seeks full permission for a single element of the scheme (in this case the retail unit, its car parking, landscaping and access), whilst seeking outline approval for the remainder (the residential accommodation), with the exception of access. In the event that the application is approved, a further application would be submitted to the Council to agree the outstanding details for the residential scheme, including scale, layout, landscaping and appearance.
- 2.2 The application seeks permission to erect a food store with an area of 1,810m<sup>2</sup>, of which 1,254m<sup>2</sup> would be used for the display and sale of goods. The store will be situated adjacent to the south western corner of the site with access from the car park and the Upper Mounts. Vehicular access to the site would be via Earl Street, which would lead to a car park containing 110 spaces (including six spaces for use by customers with disabilities), which would be sited to the rear and east of the proposed store. Deliveries to the store would be made via a dedicated bay located in the northern elevation.

- 2.3 The proposed retail unit is likely to generate approximately 35 new employment opportunities.
- 2.4 The remainder of the site would be developed for up to 19 residential dwellings of between two and three storeys in height. Vehicular access would be from Great Russell Street, which runs to the northern boundary of the site from Clare Street. There would also be a pedestrian link between the residential accommodation and the retail unit.

### **3. SITE DESCRIPTION**

- 3.1 The application site formerly contained the Northampton Chronicle and Echo building, which comprised a combination of office accommodation and printing works. The building was demolished in the summer of 2014 after a period of vacancy. The application site is currently in an undeveloped form. The site is also predominantly level.
- 3.2 The site is located adjacent to the Upper Mounts, which serves as part of the main orbital routes around the town centre. Furthermore, the site is in close proximity to the widely used junction between the Upper Mounts and St Michaels Road and has a high degree of prominence. There are a number of civic buildings within the Upper Mounts area, such as the Northampton College, the Magistrates Court, the Mounts Baths and the Fire Station. Whilst these buildings all have significant variations in terms of design there is a unifying theme in that they have a significant presence within the vicinity created by their form and proximity to the highway. The site is also close to the town centre, although linkages to this area from the application site are limited due to the scale of adjoining road.
- 3.3 The areas to the north of the application site are predominantly used for residential accommodation (generally comprising terraced, two storey dwellings); however, there are some commercial units within the adjacent Earl Street, which include a restaurant and small scale retail units. In addition, the vacant area to the north of the application site (which used to contain the Top of the Town nightclub) is the subject of an extant planning permission to construct a three storey building containing 12 flats and office accommodation.
- 3.4 The site is bounded on the northern, eastern and western sides by the Boot and Shoe Quarter Conservation Area.

### **4. PLANNING HISTORY**

- 4.1 N/2014/0258 – Prior notification of proposed demolition – Approved.

### **5. PLANNING POLICY**

#### **5.1 Statutory Duty**

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 adopted West Northamptonshire Joint Core Strategy (2014) and the Northampton Central Area Action Plan (2013).

5.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area and its setting.

### 5.3 **National Policies**

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application

5.4 The overarching roles of the planning system are summarised in paragraph 17, which states that planning decisions should always secure a good standard of design and ensure a suitable level of amenity for existing and future occupiers; whilst promoting mixed use developments and conserving heritage assets in a manner consistent with their significance.

5.5 Paragraph 21 states that town centres should be the heart of communities and that there should be an appropriate level of retailing in the centre in order to meet the needs of the locality. Paragraph 24 of the NPPF requires that the consideration of applications for town centre uses (which includes retailing) should include a sequential assessment, covering available town centre and edge of centre sites.

5.6 Separate to the outcomes of the sequential assessment, the NPPF (in paragraph 26) requires that any retail development with an area in excess of 2,500 square metres should be accommodated by an impact assessment. This should include the impact of the proposal on existing, committed and planned in centre investment and the impact of a proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. Paragraph 27 requires that town centre uses that do not pass the sequential assessment or would be likely to have a significant adverse impact upon centre viability and vitality should be refused.

5.7 In addition to the assessment of the preceding matters, the NPPF requires that new developments are of a high quality design, which secures a good standard of amenity for all existing and future occupiers of land and buildings (paragraph 17). The same paragraph also requires the effective reuse of previously developed land and focuses significant developments on sites that are sustainable.

5.8 Paragraph 34 requires developments that are likely to generate a significant amount of movement be located in positions where the need for travel is minimised. This is expanded upon in paragraph 35, where the creation of safe and secure road layout are required, that minimise conflicts between pedestrians, cyclists and traffic.

5.9 Paragraph 49 requires that proposals for housing should be encouraged within the context of promoting sustainable development. The same paragraph also states that in instances where a five year housing land supply cannot be demonstrated (which is the case in Northampton), any relevant Development Management policies cannot be considered to be up to date. Paragraph 14 requires that in instances where the development plan is silent or out of date, the overarching aim of providing sustainable development should be used to determine planning applications.

5.9 In terms of providing additional housing, it is incumbent that planning decisions provide a variety of housing types in order to meet the wide range of differing needs for housing (paragraph 50). Paragraph 35 states that, where practicable, developments should be designed with a safe and secure layout that reduced the potential for conflicts between pedestrians and traffic. Paragraph 50 requires that new developments provide a wide choice in new homes. The NPPF also requires that new developments be of a good quality design (paragraph 56).

5.10 Paragraphs 133 and 134 outline the need to balance the level of harm to a heritage asset with the public benefits of the proposal.

**5.11 West Northamptonshire Joint Core Strategy (2014)**

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF.

5.12 Policy S2 of the submitted JCS identifies Northampton as performing the role of a regional town centre and allocates Kingsthorpe and Weston Favell as being district centres. The same policy also allocates Far Cotton, Kettering Road, St James and Wellingborough Road as being local centres. The policy also requires that the viability and vitality of these centres should be maintained. Policy S9 of the JCS reiterates the sequential approach in the location of retail developments and requires that an impact assessment is carried out for developments with a floor space in excess of 1,000 square metres.

5.13 Policy S1 of the JCS states that new residential developments would be concentrated primarily in and adjoining the existing principal urban area of Northampton. Of particular relevance to this application, Policy S1 states the new development within West Northamptonshire will be concentrated primarily in and adjoining the existing urban area of Northampton. Policy S3 requires that the construction of approximately 18,870 houses within the Northampton Borough over the plan period and Policy S4 requires the provision of about 28,470 new dwellings within the Northampton Related Development Area (NRDA) between 2011 and 2029. This figure has been calculated as a result of the West Northamptonshire Objectively Housing Needs Assessment. Policy S10 requires that new developments be located in a position where services and facilities can be accessed by walking, cycling or public transport.

5.14 Policy H1 requires that a mixture of house types are provided, which should be of varying sizes, types and tenures. Policy H2 also requires that at least 35% of developments of 15 or more dwellings should be made available for occupation as affordable housing. Policy S10 encourages sustainable development through incorporating measures to increase safety and security. To further encourage sustainable development, Policy C2 requires that new developments maximise opportunities for travel choices. This is in order to facilitate a modal shift.

5.15 In addition to these matters, Policy INF1 requires that developments provide sufficient infrastructure to mitigate the impacts of development, which is in addition to Policy INF2 that requires a reliable mechanism for the provision of such infrastructure

**5.16 Northampton Central Area Action Plan 2013**

The Central Area Action Plan (CAAP) provides specific planning policy and guidance for the town centre and adjoining areas where significant regeneration and

investment is proposed in the period up to 2026 and is in conformity with the objectives of the NPPF.

- 5.17 Policy 1 states that new developments should contribute to the character of an area with regards to the existing urban grain, scale, massing materials and style. It is also a requirement that there is clarity in respect of the relationship between buildings and public spaces that provides a continuity of frontages. New development should contribute towards the provision of logical links between destinations and create buildings with active frontages onto the street. Developments should promote mixed use developments in order to increase vitality and vibrancy. In addition, good quality designs should be promoted that preserve and enhance the character, appearance and setting of heritage assets.
- 5.18 Policy 12 defines the primary shopping area, which should be the main focus for retail developments in the Central Area and comprises a significant proportion of the land contained within the inner ring road. In addition, Policy 14 identifies that there is a need to generate 40,700m<sup>2</sup> of net convenience goods floor space and 4,500m<sup>2</sup> of net comparison goods floor space within the town centre. It is anticipated that over the plan period the bulk of this would be delivered through the redevelopment of the Grosvenor Centre and further development within Abington Street East and the Drapery and College Street.
- 5.19 Policy 16 states that in order to promote town centre living up to 3,400 additional new homes will be constructed within the central area up to 2026, with some of these being located within the Upper Mounts and Great Russell Street areas.
- 5.20 Of specific relevance to this planning application, Policy 23 requires that the Upper Mounts/Great Russell Street is redeveloped in a comprehensive manner that delivers a mixed use scheme delivering some or all of: residential accommodation; offices; employment uses; community, leisure or education facilities; and small scale retailing. The redevelopment should also provide public realm improvements on the Mounts frontage and improve pedestrian linkages with the town centre.

#### 5.21 **Supplementary Planning Documents**

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

## 6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Archaeology Advisor (NCC)** – No objections.
- 6.2 **Conservation (NBC)** – The conservation is characterised by a very dense form of development. Historically, there has been a link between the Holy Sepulchre Church and the Drill Hall in Clare Street. The building line is traditionally the back of the footway. As a consequence, the proposed development and the introduction of landscaping is an alien feature. The proposed materials and use of curtain glazing are out of keeping with the character of the area. It is important that the scale, massing, roofscape and materials of the residential accommodation harmonises with its surroundings.
- 6.3 **Development Management (NCC)** – Request Section 106 obligations to fund contributions to primary school provision, libraries and the fire service.

- 6.4 **Environment Agency** – Request a condition relating to foul water drainage.
- 6.5 **Environmental Health (NBC)** – The applicant has submitted an air quality assessment. Conditions are required to ensure that contamination is suitably investigated and remediated; that controls are in place regarding store opening times and delivery times; and that mitigation is in place to ensure that the residential properties feature adequate noise attenuation.
- 6.6 **Highway Authority (NCC)** – No objections, subject to a condition securing the implementation of the access and funding being secured for a Traffic Regulation Order in respect of alterations to the Earl Street parking restrictions.
- 6.7 **Lead Local Flood Authority (NCC)** – Request conditions relating to the design of a drainage strategy and its ongoing maintenance.
- 6.8 **Northamptonshire Police Crime Prevention Design Advisor** – The scheme has been revised in response to previous comments; however, further details are needed in respect of lighting, boundary treatments and CCTV.
- 6.9 **Cllr. M. Aziz** – No comments
- 6.10 **44 letters of support** have been received comments can be summarised as:
- The position of the proposed store is accessible and environmentally sustainable
  - The development will increase consumer choice in the locality
  - The development would improve the appearance of the locality
  - The develop will generate jobs
- 6.11 Comments have been received from the occupier of **14 Alpine Way, Duston** stating that the store should be located at the far end of the site and that any redevelopment is compatible with the standard and style of existing buildings in the Upper Mounts.
- 6.12 Objections have been received from **Asda** on the grounds that the development is contrary to the requirements of national and local planning policies, particularly as the quantum of retailing is not ‘small scale’. In addition, it has not been demonstrated how the site will be comprehensively redeveloped or would improve public realm or pedestrian connections with the town centre and it is considered that the trade impacts of the proposed store have been understated. *(Officers note: The application has been revised since the submission of these comments and a greater amount of supporting information has been submitted in respect of retail impact. Asda has been given multiple opportunities to comment on these matters; however, no further comments have been received).*

## 7. APPRAISAL

### Principle of the development

- 7.1 Policy 23 of the CAAP is of particular relevance to the application although it is acknowledged that the development site represents a portion of the section covered by this policy. The policy advocates a mixed use development taking place within the area, which could include a small level of retailing.

- 7.2 Whilst it is accepted that the policy does not include any definition of 'small scale', it is understood that the ethos of the policy is to promote the regeneration of this area through a variety of functions, which would be made more sustainable through the provision of ancillary retailing. Given the scale of the proposed retail unit and the associated car park which would occupy a significant proportion of the application site and a reasonably large section of the area covered by Policy 23, this part of the development cannot reasonably be considered 'small scale'.
- 7.3 As a consequence, the proposal represents a departure from the requirements of the CAAP. Therefore, and with reference to paragraph 5.1 of this report, the application needs to be determined on the basis of whether the relevant material considerations outweigh the harm created by the breach of planning policy. Of particular importance, it is necessary to assess the impacts of the development on retailing within the town; the design of the proposal; the impacts on neighbouring properties; the impacts upon the highway system; the conservation area and flood risk.
- 7.4 In assessing retail proposals, regard should be paid to the NPPF. The NPPF requires applicants for out of centre retail development to submit an impact assessment covering the following:
- i) The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
  - ii) The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made.
- 7.5 In addition, applicants are required to undertake a sequential assessment of alternative sites either in, or on the edge of established centres (such as Kingsthorpe and the Weston Favell Centre as identified in paragraph 5.11 of this report). Whilst the application site is in very close proximity to the town centre, it actually falls outside of the allocated area and as a result more sequentially preferable sites needs to be considered. The NPPF states that where an application fails to satisfy the sequential test, or would have a significant adverse impact on one or more of the factors referred to above it should be refused.
- 7.6 The site is technically not within the town centre, it is therefore necessary to consider the impacts of the development upon the vitality of the town centre. Whilst it is expected that the proposed development would attract some trade away from town centre food stores (most likely the Tesco in Abington Street and the Sainsbury's store in the Grosvenor Centre which perform more of a 'top up' function); any trade diversion is unlikely to be significant. This conclusion is made on the basis that the store would be occupied as a Limited Assortment Discounter. This means that the large majority of the building would be used for the display and sale of convenience goods (although the number of lines would generally be less than other supermarkets) with a comparatively lower number of comparison goods being sold. These lines would vary depending on season and availability. Therefore, the type of retailing proposed would be complimentary to the town centre offer and would not directly compete against it to any significant degree.
- 7.7 The matter of trade diversion from the town centre could also be mitigated through entering a Section 106 Agreement that would secure the payment of a sum of money for the enhancement of public realm works between the town centre and the application site. This would improve the connections between the two sites and as a consequence would encourage linked trips.



- 7.8 Due to these conclusions, the proposed development is therefore likely to be in greater competition with the allocated centres in Weston Favell, Kingsthorpe and St James, which have similar catchment areas to the proposed store.
- 7.9 In the case of Weston Favell, it is likely that the levels of trade diversion are likely to be of a very small nature. It is also noted that the existing food stores in Weston Favell (Tesco and Lidl) have a level of trade that is significantly above the average level for this type of store and the applicant also operates a store in close proximity to this centre. It is anticipated that the trade diversion away from the Kingsthorpe centre would be higher; however, a number of existing stores in this location also trade in excess of expected levels. It is also notable that the applicant has secured planning permission to operate a store in close proximity to this centre
- 7.10 It is likely that there would be a notable trade diversion from the St James centre. This trade diversion would be in conjunction with the impacts relating to the Approval in Principle for retail developments in the Sixfields area and the approval of a supermarket on the former gasholder site. Given that the three supermarkets in this centre (operated by Aldi, Iceland and Farmfoods) are trading strongly, it is apparent that these would remain viable irrespective of the trade diversion. The concern that does arise is whether the reduced number of people visiting these supermarkets would detrimentally harm the viability of the wider centre due to the absence of linked trips to other businesses.
- 7.11 In addressing this point, it is noted that there is a comparatively high number of convenience goods retailers of varying scales within the St James centre in addition to other commercial businesses. The vacancy rate of units in St James is also comparatively low. It is concluded that the centre is reasonably buoyant and therefore although a trade diversion is likely to be present, the overall impact upon the viability and vitality of the centre is unlikely to be significant enough to warrant refusal of the planning application.
- 7.12 In sequential terms, the applicant has assessed the possibility of locating the proposed store within the town centre. Of the sites identified in the CAAP (Abington Square East and land at Drapery/College Street), neither are available and as such can be discounted from the sequential assessment. The former Primark unit (which is a comparable size to the proposed development and has been included in previous sequential assessments) at 84-86 Abington Street has now been reoccupied and can also be discounted from the sequential assessment.
- 7.13 Whilst it is accepted that the Greyfriars site could potentially accommodate a retail development of the scale proposed, plans for this site's redevelopment are at a formative stage and as a consequence it is not possible to conclude that the site could definitively accommodate the proposed development.
- 7.14 In terms of other centres, it is noted that the applicant already operates a store in St James and in close proximity to the Weston Favell Centre; furthermore, permission has been for a store in Kingsthorpe Road (the former Grose garage site) that would be occupied by the applicant. As a result, it would be unreasonable to insist on the proposed store being sited in one of these locations even if there were available sites. The applicant has assessed the feasibility of locating the store in Wellingborough Road or Far Cotton; however, these have been discounted on the grounds that there are no suitable sites to locate the store. Given these conclusion, it is considered that there are no sequentially preferable sites currently available on which the proposed development could be sited.

- 7.15 The provision of residential accommodation on this site is in accordance with the aims of the CAAP. In addition, the redevelopment of part of this site for residential purposes would make a contribution towards meeting the provision of a five year housing land supply in a sustainable location. The scheme would make a contribution to the established housing need within the Borough (as identified by JCS Policy S4). The policy position of the JCS is that the projected demand for housing can only be addressed through the development of sites that are within the existing urban fabric (in addition to specially planned Sustainable Urban Extensions) and the development of housing on the site contributes to meeting this objective. This residential development would also allow for the entire application site to be satisfactorily redeveloped.
- 7.16 Whilst it is recognised that the scale of the retail development exceeds the quantum of development in the CAAP, the fact that the proposal would result in the redevelopment of a prominent site within the town and it has been demonstrated that there would be no significant harm upon the viability and vitality of the allocated hierarchy of centres in Northampton means that any harm arising from this breach is not significant, which when combined with the delivery of additional housing, the development is considered acceptable in principle.

### **Design and appearance**

- 7.17 The application site is of particular prominence due to the widely used nature of the inner ring road. In addition, the site is in close proximity to a number of notable buildings as discussed in paragraph 3.2. The design of the proposed development is therefore of particular importance.
- 7.18 In response to this context, the applicant has made a number of revisions to the retail development. The most notable of these include the re-siting of the store so that it is adjacent to the Upper Mounts. This ensures that the building maintains the character established on the adjacent sites. In addition, the applicant has increased the height of the building to enable a stronger relationship between the proposed and existing structures.
- 7.19 The front elevation of the building features a significant amount of glazing, including a section that runs for the full height of the building. This serves to accentuate the store entrance, which adds clarity to the design. In addition, the large glazed sections provide views into the building which adds interest to the streetscene. Given the nature of a supermarket layout, the side walls of the building feature little in the way of fenestration. To counteract this, the development includes a variety of materials in order to break up the massing of these elevations and to add interest. The palette of materials would be similar in colour and type to those used on the nearby Northampton College building; however, in order to ensure that the development harmonises with its surroundings a condition is recommended that would ensure that the Council approves building materials at an appropriate time.
- 7.20 The design of the retail store places the loading area to the rear of the building. This ensures that this feature would not be unduly dominant and would assist in maintaining the visual amenity of the locality.
- 7.21 The applicant has submitted a detailed landscaping scheme that shows that there would be a variety of low level plants surrounding the building and the store site's boundaries. In addition, a number of trees would be planted in front of the store building and within the car park. These features would ensure that the development makes a good contribution to visual amenity. Conditions are recommended that

would require the implementation of this landscaping in a timely manner and for its on-going maintenance.

- 7.22 The application is made in hybrid form and the details of the proposed housing scheme are submitted in outline only (with all matters reserved except access). The applicant has submitted indicative parameters regarding the housing element of the proposal.
- 7.23 The submitted details highlight that four apartments and 15 houses would be provided in the development. These buildings would be between two and three storeys in height. In order to provide certainty regarding the impacts of the development in visual and neighbour terms, a condition is recommended that would formalise this maximum parameter.
- 7.24 The indicative layout suggests that the proposed dwellings would be arranged in four separate terraces, which reflects the prevailing character. The submitted indicative elevations suggest that a residential development of a more modern design would be pursued. Whilst this is a deviation from the traditional form of a number of the surrounding buildings this approach is acceptable. This is because current regulations regarding the building of houses in proximity to roads and pavements mean that it is not possible to completely replicate the positioning of the traditional terraced houses, which justifies a design deviation. The suggested design is also similar to the approach taken in respect of the redevelopment of the adjacent site (the former 'Top of the Town' nightclub). In addition, the proposed houses would be in close proximity to a retail store, which is of a modern design.
- 7.25 The application has been revised to accommodate the observations from the Northamptonshire Police's Crime Prevention Design Advisor. In particular, the supermarket boundaries would be marked through low level post and rail fencing which would effectively funnel people to designated access points. This ensures a safer form of development, in addition it enables for the effective monitoring of the site via CCTV.
- 7.26 In order to ensure a safe form of development, conditions are recommended that would enable the Council to approve details and implementation of CCTV and car park lighting (including the hours of usage). A further condition is required that would require the submission of details of suitable staggered barriers to prevent the unauthorised access of the supermarket site by cars from the proposed residential development.
- 7.27 The applicant has revised the indicative parameters for the proposed residential development to ensure that all dwellings are accessed either directly off Earl Street or the internal roadway within the development. It is noted that Northamptonshire Police have made recommendations regarding the car parking layout and boundary treatments to serve the dwellings. By reason of this element of the proposal being submitted in outline form, these matters would be addressed at the Reserved Matters stage; however, informative notes should be added to the decision notice in order to provide clarity for the future developer.

### **Heritage considerations**

- 7.28 As discussed previously, the site is adjacent to the Boot and Shoe Quarter Conservation Area. It is noted that some concerns have been raised from the Council's Conservation Officer regarding the set back of the development from the pavement edge, the introduction of landscaping and the nature of the proposed

materials. It is also noted that the concerns have been raised regarding the proximity of the proposed store building to the vista running northwards to the Drill Hall building in Clare Street.

- 7.29 In assessing these matters, it is considered that the development has been revised in order to ensure a clear visual link from the southern boundary of the site to the Drill Hall. The submitted plans also highlight that differing surface treatments would be used in order to highlight the historic road pattern. This serves to replicate the original layout that to some degree represents the street pattern that was present prior to the development of the Chronicle and Echo building.
- 7.30 It is accepted that the buildings are set back from the footpath edge (although it is recognised that this was a feature of the Chronicle and Echo building, which was in place when the Conservation Area was designated). In considering this point, it is considered that the set back from the highway effectively delineates between the more historic buildings of the Conservation Area and buildings of modern construction that are located adjacent to it. In addition, it is noted that CAAP Policy 23 requires that buildings of comparable scale to those of surrounding sites are constructed on this site. This therefore envisages a building of larger proportions. As a consequence, the introduction on landscaping adjacent to the street serves to add further interest and break up the massing of the building.
- 7.31 It is recognised that the materials are different to those most commonly present in the Conservation Area; however, within the Upper Mounts there is considerable variation ranging from the traditional form of buildings such as the fire station and the Mounts Baths to the much more modern form of the Northampton College buildings. As a result of this, the store building would not represent an incongruous feature in this context. By reason of the proximity of the store to the proposed residential accommodation, it is considered that a similar design ethos is appropriate. It is recognised that this is a variance to the traditional palate of materials; however, any harm is unlikely to be significant.
- 7.32 As a consequence, that the development causes a less than substantial degree of harm to the heritage assets. The NPPF requires that less than substantial harm to heritage assets to be considered against the public benefits of the development proposed. In this case it is considered that the public benefits of the development would be improvements to the appearance of the Conservation Area and general arising from the redevelopment of a prominent vacant site, the contribution to addressing the need for new housing in Northampton and the provision of convenience retailing in a sustainable location.

#### **Impact on neighbouring properties**

- 7.33 The positioning of the proposed supermarket means that there would be a neutral impact on neighbouring properties in terms of matters such as light, outlook and privacy. The comparatively low height of the residential accommodation means that it could be designed in such a manner to prevent any undue loss of amenity for the occupiers of existing residential properties.
- 7.34 It is recognised that the operation of a retail unit has the potential to generate some noise. In order to mitigate these impacts, conditions are recommended that would limit the opening times of the store and the periods in which deliveries can be made. The applicant has also undertaken a noise assessment that considers the potential of noise arising from the operation of plant and equipment. A condition is recommended

that would require the retail development to operate in accordance with the submitted specifications.

- 7.35 It is recognised that the development is sited adjacent to the Upper Mounts, which is a heavily trafficked route. In order to ensure that the occupiers of the proposed residential properties have a satisfactory level of amenity, conditions are proposed that would require a survey of noise levels to be carried out and for suitable mitigation to be installed in the proposed houses if required.
- 7.36 The usage of the Upper Mounts is likely to increase as a result of the proposed development being brought into use. The applicant has prepared an assessment that indicates that the development would potentially have an impact upon air quality. In order to mitigate these impacts, the applicant has prepared a travel plan which details a number of mechanisms for encourage the use of more environmentally sustainable means of travel. The Travel Plan also includes regular monitoring to ensure that it is implemented fully. The application details that cycle storage would be provided to serve the retail unit and a further condition is recommended to secure similar provision for the residential accommodation. These measures would operate in conjunction with the proposed upgrades to the public realm to improve linkages with the town centre as outlined in paragraph 7.7.

### **Highway impacts**

- 7.37 Vehicular access for the proposed store would be access from Earl Street whilst the residential development would be served by Great Russell Street. Whilst it is recognised that the development would increase the usage of these roads, no objections have been received from the Highway Authority. The proposed access arrangements from Earl Street have been revised during the application process to address comments from the Highway Authority and a condition is recommended that would require the full implementation of this element of the development prior to the first occupation of the retail unit.
- 7.38 On account of the development's proximity to the Upper Mounts and being surrounded by predominantly residential accommodation, the proposal is sustainably located and as a consequence future patrons would not necessarily be reliant upon a private car in order to access the store. Similarly, future residents of the development would have comparatively easy access to public transport links and other facilities.
- 7.39 In order to achieve the proposed access, parking restrictions in Earl Street would need to be altered and the developer would fund through the Section 106 Agreement a Traffic Regulation Order (TRO) from the Highway Authority to enable this to take place.
- 7.40 The retail development would include 110 car parking spaces, including six for use by customers with disabilities and six that would be dedicated for use by parents with small children. Whilst the total provision of car parking is comparatively high for a retail development of the size proposed, this is acceptable as an increase in on street car parking as a result of the proposed retail development would not be desirable. The scheme also includes suitable off-street areas for the manoeuvring of delivery vehicles.
- 7.41 The indicative parameters for the residential accommodation are that a minimum of 27 car parking spaces would be provided. Given the sustainable and accessible nature of the site's location and the potential scale of the residential accommodation,

a condition is suggested that would ensure this minimum provision at the Reserved Matters stage.

- 7.42 In order to ensure a satisfactory impact on the surrounding area, it is recommended that a Construction Environment Management Plan (CEMP) be secured by condition. This would include, but not be limited to, details of the routing of construction traffic, the hours in which construction could take place and the provision of wheel washing facilities. The CEMP would also include strategies for reducing the impacts upon neighbour amenity such as strategies for the suppression of construction dust and noise.

### **Ground conditions**

- 7.43 By reason of the former commercial use of the site, it is necessary and reasonable for a condition requiring the investigation and remediation of any contamination in order to secure a satisfactory standard of development.

### **Archaeology**

- 7.44 Whilst it is recognised that the site is in close proximity to the historic town centre, the fact that the site has been extensively developed in the past means that there is unlikely to be any items of historical interest present on the site. As a result of this, further investigation into matters of archaeological importance would not be justified.

### **Drainage**

- 7.45 In considering planning applications, it is necessary to consider the risk to developments from flooding in addition to ensuring that the proposed development does not increase the risk of flooding elsewhere. The latter point can generally be addressed through ensuring that the development contains appropriate drainage. Therefore whilst the application site and its surroundings are not within a flood zone it is incumbent to ensure that a suitable drainage system is provided as part of the development in order to prevent flood risk unreasonably increasing elsewhere. The developer has made a number of amendments to the scheme in order to address the representation of the Environment Agency and the County Council as Lead Local Flood Authority and conditions are recommended to ensure that an appropriate drainage scheme is installed at the site and that a suitable management regime is put in place in perpetuity.

### **Legal Agreement**

- 7.46 By reason of the scale and type of development, a Section 106 Legal Agreement is required. The Community Infrastructure Levy Regulations specify three key legal tests in ascertaining whether a particular obligation can be requested. These specify that obligations should be:
- i) Necessary to make the development acceptable in planning terms;
  - ii) Directly related to the development; and
  - iii) Fairly and reasonably related in scale and kind to the development.
- 7.47 In addition to the matters as previously discussed relating to the provision of improved linkages between the site and town centre and the required Traffic Regulation Order, 35% of the proposed residential dwellings would be made available for occupation as affordable housing. 70% of these dwellings would be for social or affordable rent and 30% intermediate ownership. This would ensure that the

development provides a mixture of housing to provide a varied community in line with the requirements of national and local planning policies.

- 7.48 An obligation would be included within the Section 106 Agreement that would secure the payment towards the improvement of Castle Primary School, which is likely to serve the development and is operating at full capacity. The County Council have not identified any need of the development to contribute towards secondary school education.
- 7.49 The County Council has also requested a payment for the provision of the fire service and library facilities. There is no adopted development plan policy support for these requests and it is not clear what facilities would be secured by this obligation. Therefore, it is not considered that this request can be supported. The County Council have also requested that a fire hydrant is provided. This is a matter that would be addressed under the relevant building regulations and does not need to be replicated as part of the planning process. As a consequence, the aforementioned legal tests have not been complied with.
- 7.50 Planning legislation cannot compel a developer to complete all phases of a proposal; particularly in instances such as this where the applicant has indicated that they would be seeking a third party for the delivery of the housing element of the proposal. Notwithstanding this, an obligation to be included in the Section 106 Agreement that would require details of the marketing strategy for the residential section of the site to third party developers to be submitted and agreed by the Council. This would reduce the risks of a section of the site being left undeveloped.

## **8. CONCLUSION**

- 8.1 The development represents an acceptable use of the site; would have a neutral impact upon the viability and vitality of the allocated hierarchy of centres in Northampton, neighbour amenity and would assist in the delivery of needed housing of all tenures in the Borough. Furthermore, the proposed retail unit is of an acceptable design, whilst suitable design parameters have been established for the residential element of the scheme. The proposal would also have a neutral impact upon the highway system, appropriate mitigation can be secured through the Section 106 Agreement and conditions. The proposed development would have a neutral impact on the conservation area. Accordingly, it is considered that the scheme is consistent with the overall aims and objectives of national and local planning policies.

## **9. CONDITIONS**

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

Reason: This permission is in outline only granted under Article 5(1) of the Town and Country Planning (Development Management Procedure) Order 2015.

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

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

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

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

4. The development hereby permitted shall be carried out in accordance with the attached schedule of approved plans.

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

5. The retail unit hereby permitted shall only be occupied as a Limited Assortment Discounter only.

Reason: In the interests of maintaining the viability and vitality of the allocated hierarchy of centres in accordance with the National Planning Policy Framework.

6. The floor space of the retail development hereby permitted that can be used for the display and sale of goods and products to the public shall not exceed 1,254 square metres. No more than 20% of this figure (250.8 square metres) shall be used for the display and sale of comparison goods. The remaining 80% shall be used for the display and sale of convenience goods only.

Reason: In the interests of maintaining the viability and vitality of the allocated hierarchy of centres in accordance with the National Planning Policy Framework.

7. Notwithstanding the details submitted, the retail unit hereby permitted shall not include any specialist counters: including, but not limited to butchers, fishmongers, bakeries, delicatessen or chemists.

Reason: In the interests of maintaining the viability of the hierarchy of allocated centres in accordance with the requirements of the National Planning Policy Framework.

8. The retail unit hereby permitted shall not be divided to form more than one retail unit.

Reason: In the interests of viability and vitality of the hierarchy of retail centres in accordance with the requirements of the National Planning Policy Framework.

9. The retail unit hereby permitted shall only be open to customers between the hours of 8am and 10pm on Mondays - Saturdays; 10am to 4pm on Sundays; and 10am to 4pm on Bank and Public Holidays.

Reason: In the interests of maintaining the amenities of surrounding residential properties in accordance with the National Planning Policy Framework.

10. No deliveries or collections shall be made to or from the development hereby permitted before 7.30am and after 8pm on Mondays to Saturdays and before 10am and after 4pm on Sundays, Bank Holidays and Public Holidays.



Reason: In the interests of the amenities of the occupiers of surrounding properties in accordance with the requirements of the National Planning Policy Framework.

11. Prior to the commencement of development of the retail unit, details of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

12. Prior to the commencement of the retail development hereby approved, full details of the method of the treatment of the external boundaries (including the installation of a staggered barrier to serve the link between the residential and retail development) of the retail development shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the retail unit hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

13. All planting, seeding or turfing comprised in the approved details of landscaping as shown on drawing Z12A42-P005 Rev. D shall be carried out in the first planting and seeding seasons following the occupation of the retail building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

14. Prior to the commencement of development, full details of the proposed surface treatment of all roads, access and parking areas, footpaths and private drives including their gradients shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of visual amenity and highway safety in accordance with the requirements of the National Planning Policy Framework. This is a pre-commencement condition in order to ensure timely submission of details.

15. The car parking, vehicle manoeuvring space and access as shown on drawing Z12A42-P003 Rev. C shall be fully implemented prior to the first occupation of the retail development hereby permitted and retained thereafter.

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

16. The vehicular access from Great Russell Street as shown on drawing Z12A42-RES-P002 Rev. C shall be fully implemented prior to the first occupation of the residential development hereby permitted and retained thereafter.

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

17. The residential development hereby permitted shall contain a minimum of 27 car parking spaces (including garages), which shall be provided prior to the first occupation of the residential development hereby permitted and shall be retained thereafter.

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

18. The residential development shall not include more than 19 dwellings.

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

19. The residential units hereby approved shall not exceed 9.2m in height.

Reason: In the interests of amenity in accordance with the requirements of the National Planning Policy Framework.

20. Notwithstanding the details submitted, full details of secure cycle storage to serve the retail unit hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first use of the retail unit and retained thereafter.

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

21. Notwithstanding the details submitted, full details of CCTV to serve the retail unit hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first use of the retail unit and retained thereafter.

Reason: In the interests of creating a secure form of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

22. Notwithstanding the details submitted, full details of external lighting (including hours of usage) to serve the retail unit hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first use of the retail unit and retained thereafter.

Reason: In the interests of creating a secure form of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

23. The retail development hereby permitted shall be fully implemented in accordance with the submitted Travel Plan (dated December 2014).

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

24. No development shall take place until a desktop study, including a site walkover, in respect of possible contaminants within the site is completed and the need for a site investigation is determined. The scope and methodology of the desk top study and the site investigation report shall be submitted to the Local Planning Authority for approval. Any site investigation found to be required shall be carried out and the results shall be used to produce a method statement for any remedial works (and a phasing programme), which shall be submitted to the Local Planning Authority for approval. All remedial works found to be required shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within two weeks of completion (or within two weeks of completion of each respective phase).

Reason: In the interests of ensuring that the possibility of contamination is adequately mitigated in accordance with the requirements of the National Planning Policy Framework. This condition is required in order to ensure that such details are adequately addressed in a timely manner.

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

Reason: In the interests of ensuring that the possibility of contamination is adequately mitigated in accordance with the requirements of the National Planning Policy Framework.

26. Prior to the residential development commencing, the applicant shall submit to the Local Planning Authority an assessment of the noise exposure of each habitable room and/or outdoor amenity spaces due to transportation noise. This must take into account, the likely growth of traffic over the next 15 years.

Where noise levels in any habitable room or amenity space may exceed:

Indoor habitable areas – LAeq,16H 35 dB window open, during the daytime period (07:00 – 23:00)

Bedrooms – LAeq,8H 30 dB and LAMAX 45 dB (for 2+ events per hour) window open, during the night time period (23:00 – 07:00)

Outdoor Amenity Spaces – LAeq,16H 50 dB

A scheme to protect any affected habitable rooms/bedrooms or out outdoor amenity spaces shall be submitted to the Local Planning Authority for written approval. For habitable rooms/bedrooms this will require the provision of a ventilation, or heat control system that enables the windows to be kept closed in warm weather. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the residential development hereby permitted and retained thereafter.

Reason: In the interests of securing a satisfactory level of amenity for the future occupiers of the development in accordance with the requirements of the National Planning Policy Framework.

27. Notwithstanding the details submitted, full details of the refuse storage to serve the residential development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the residential development and shall be retained thereafter.

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

28. Notwithstanding the details submitted, full details of the cycle storage to serve the residential development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the residential development and shall be retained thereafter.

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

29. No development shall take place until a detailed design of surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development should be submitted to and approved in writing by the local planning authority. The design should include an appropriately detailed drainage arrangement drawing(s); design calculations and any supporting evidence. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall be retained thereafter.

The Surface Water Drainage Strategy shall also include the details relating to the residential development.

Reason: To ensure that drainage systems are appropriately designed to ensure satisfactory storage of/disposal of surface water from the site in accordance with the National Planning Policy Framework. This condition is required in order to ensure that such details are agreed in a timely manner.

30. No development shall take place until a detailed scheme including residential element of the application for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.

Reason: To ensure the future maintenance of drainage systems associated with the development in accordance with the National Planning Policy Framework. This condition is required in order to ensure that such details are agreed in a timely manner.

31. No development, which shall 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 water drainage on and off site have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: To prevent flooding, pollution and detriment to public amenity through the provision of suitable water infrastructure. This is a pre-commencement condition to ensure that details are submitted in a timely manner.

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

Reason: To minimise the impact of the development during the construction phase in accordance with the National Planning Policy Framework. This condition is required in order to ensure that these issues are adequately addressed in a timely manner.

32. The retail development hereby permitted shall be carried out in accordance with the conclusions of the submitted Environmental Noise Survey and Plant Noise Impact Assessment (reference: BS 33806/NIA and dated 20<sup>th</sup> March 2015).

Reason: In the interests of the amenities of neighbouring properties in accordance with the requirements of the National Planning Policy Framework.

### **Informatives:**

1. A Limited Assortment Discounter is a retailer as defined in Part 1 of The Groceries Market Investigation (Controlled Land) Order 2010 and for the avoidance of doubt includes a Convenience Goods Retailer, which sells a limited ranged of Convenience Goods at a low price.
2. Convenience Goods are defined as goods that include foods, pet food, drinks, cleaning products, toiletries, newspapers and magazines and non-durable household goods
3. Comparison Goods are defined as goods that include, but shall not be limited to, clothing, shoes and other footwear, DIY products, furniture and furnishings, carpets and other floor coverings, household textiles, major household appliances (whether electrical or not), small electric household appliances, tools and other miscellaneous accessories, glassware, tableware, household utensils, non-prescription medical goods and other pharmaceutical products, therapeutic appliances and equipment, perfumes, bicycles, recording media, games, toys, hobbies and craft materials, tools and equipment, musical instruments, plants and flowers, pets and pet related products, books and stationary, greetings cards, audio-visual, photographic and information processing equipment, appliances for personal care, jewellery, watches and clocks, petrol, tobacco and tobacco products and financial services

4. Northamptonshire Police advise that all access gates to serve the residential development are lockable in order to create a secure form of development.

**10. BACKGROUND PAPERS**

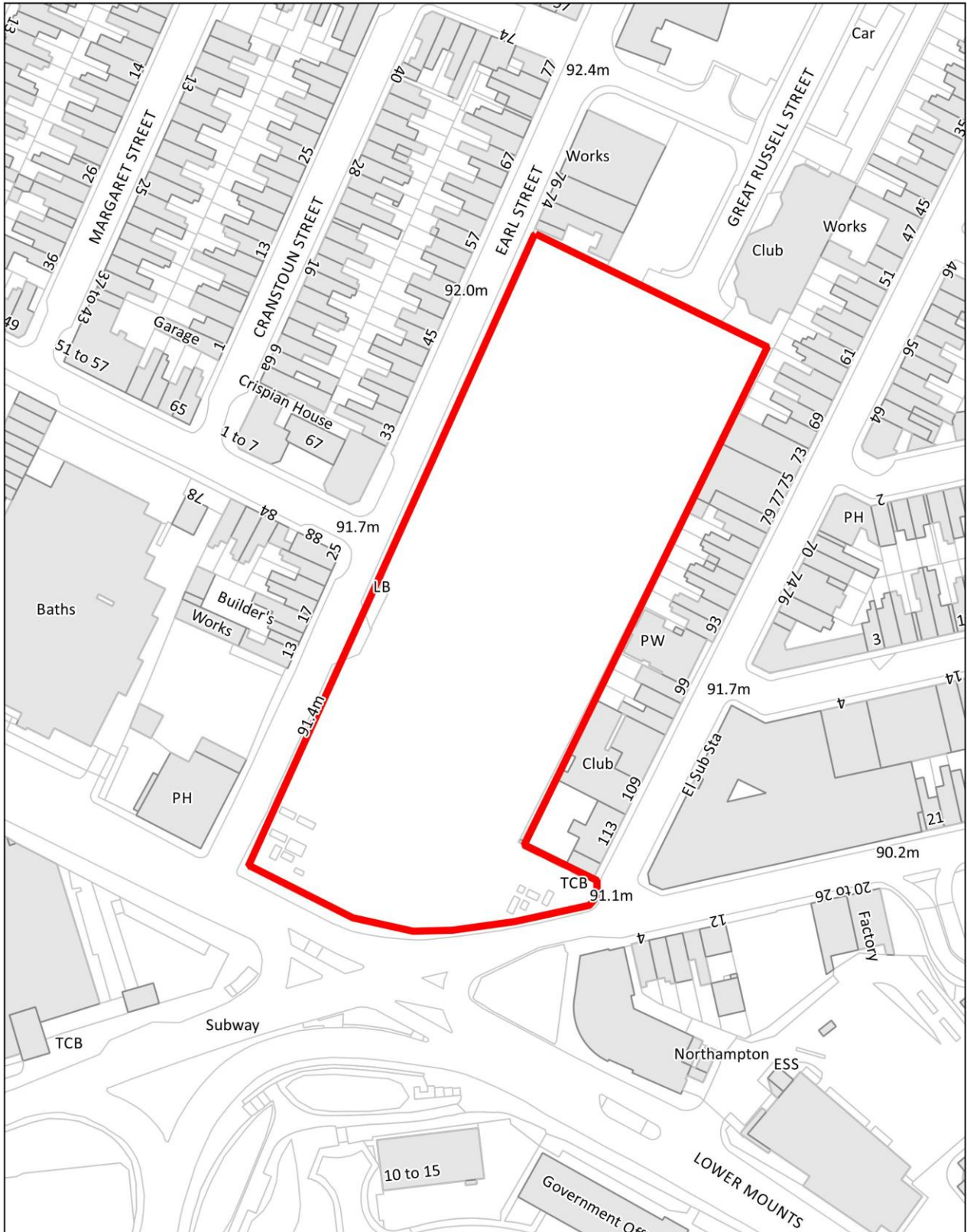
- 10.1 None

**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.



Title: **Former Northampton Chronicle and Echo Building,  
Upper Mounts**

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Scale: 1:1,250

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