



**PLANNING COMMITTEE:** 6<sup>th</sup> September 2016  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**DIRECTOR:** Steven Boyes

**APPLICATION REF:** N/2015/1454

**LOCATION:** St Crispin Hospital, Berrywood Road

**DESCRIPTION:** Demolition of the existing ward blocks. Restoration of the clock tower and conversion to residential use comprising 13no apartments, restoration of the administration building and conversion to residential use to provide 4no apartments, the erection of 120no apartments and 98 houses (235no dwellings total) with associated roads and underground car parks

**WARD:** Upton Ward

**APPLICANT:** WN Developments Ltd  
**AGENT:** RDC

**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:

##### **1.1.1** The prior completion of a Section 106 Legal Agreement to secure:

- i) A commuted sum towards the off-site provision of affordable housing;
- ii) A financial payment to fund the provision of primary school education within the vicinity of the site;
- iii) The provision of on-site construction training and a financial contribution to cover the cost of training monitoring;
- iv) The Council's monitoring fee.

##### **1.1.2** The conditions as set out below and for the following reason:

The proposal is essential to secure the substantial public benefit of the regeneration and bringing back into a viable use of a prominent site, which has been in an increasing state of dereliction over a number of years. The proposal includes the restoration of the clock tower, this being the most significant feature of the site and a prominent landmark in the Conservation Area. The proposed development would make a significant contribution to the Borough's housing supply.

These substantial public benefits would outweigh the substantial harm resulting from the loss of significant historic buildings within the Conservation Area. It is considered that it has been satisfactorily demonstrated that the scheme would not be viable if the level of affordable housing and S106 contributions required is applied, and that, on balance, the reduced overall level of contributions would be outweighed by the environmental and social benefits of the proposal. The development is therefore considered in accordance with Policies S3, S10, H1 and BN5 of the West Northamptonshire Joint Core Strategy, Policies E20 and E26 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

- 1.2 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 of the necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of Policy INF2 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

## **THE PROPOSAL**

- 2.1 The proposal is to demolish the existing ward blocks, replacing them with apartment buildings of a similar scale and design, maintaining the symmetry of the site. A total of 235 no. of dwellings (including 98 houses and 137 apartments) is proposed, ranging from 1 to 4 bedroom dwellings.
- 2.2 To the front of the new apartments, two blocks of townhouses are proposed. The clock tower would be retained and converted into apartments up to 6-storeys in height. The administration block to the front of the site would also be retained and converted into a block of apartments. A public square is to be created between the administrative block and the clock tower with formal hard and soft landscaping.
- 2.3 Building heights would vary from 3-storey town houses to the front facing St Crispin Drive, to 4-storey apartment blocks to the rear of the site. There would also be 2-storey cottages and coach houses within the development. The buildings would be finished in bricks with a reconstituted slate roof and with UPVc windows and pre-cast concrete cills.
- 2.4 Access to the site would be via St Crispin Drive. On-site surface parking spaces (121 spaces) are proposed together with two underground car parks (218 spaces) to serve the residents.

## **SITE DESCRIPTION**

- 3.1 The site is occupied by buildings which formed part of the former St Crispins Hospital. The site area is around 2.85 hectares. The buildings on site were left vacant following the closure of the hospital in around 1995. At the heart of the site is the clock tower, and either side of this are the ward blocks. To the rear of the clock tower are the remains of the theatre which was destroyed in a fire. To the front of the clock tower is the administration block. The fabric of the buildings is deteriorating rapidly and has become a magnet for vandalism and anti-social behaviour.
- 3.2 The site falls within the boundary of the St Crispin Hospital Conservation Area. None of the buildings are listed. There are existing residential properties to the north east, north and west boundary of the site, with landscaped parkland to the south.
- 3.3 In terms of topography, from the St Crispin Drive frontage back to the rear boundary (north-south) the site is largely flat with the clock tower building sitting on a plinth approximately 1m high.

## **PLANNING HISTORY**

- 4.1 97/0566 – Outline application for residential development with hotel, local shopping, community & employment facilities & the provision of highways and infrastructure - Approved 12/11/02.
- 4.2 N/2004/1542 - Retention of children's block, male and female wings, central tower and theatre, conversion into 127no. residential units and commercial space. Erection of 168no. new residential units and basement car park (300 spaces). Demolition of part of main building - approval of reserved matters. Approved 02/03/05.
- 4.3 N/2013/0735 - Construction of 20 no. 3 storey terraced dwelling houses, basement car park, stair access to basement car park, 1 storey basement access building and all associated site works. Finally disposed of 17/02/15.
- 4.4 N/2015/0380 - Demolition of parts of external walls of 1<sup>st</sup> floor and 2<sup>nd</sup> floor of brick building. Approved 09/07/15.

## **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 Local Plan (1997) saved policies.

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.

### **5.2 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:

Paragraph 14 advises at the heart of the NPPF is a presumption in favour of sustainable development.

Paragraph 17 sets out core planning principles that include seeking to secure high quality design and a good standard of amenity for existing and future occupiers; encouraging the effective use of land by using brownfield sites; managing patterns of growth to make fullest use of sustainable transport methods and in sustainable locations.

Paragraph 49 advises that housing applications should be considered with a presumption in favour of sustainable development.

Para 56 – Good design is a key aspect of sustainable development.

Para 131 - In determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to

sustainable communities including their economic vitality; and

- The desirability of new development making a positive contribution to local character and distinctiveness.

Para 132 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Para 133 - Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

Para 136 - Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

### 5.3 **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. Policies of particular relevance are:

Policy S3: Scale and Distribution of Housing Development – provision will be made for about 18,870 dwellings in the plan period 2011 to 2029.

Policy S10 – development will achieve the highest standards of sustainable design.

Policy H1: Housing Density and Mix and Type of Dwellings – new housing development will provide for a mix of house types, sizes and tenures having regard to the character of the area; accessibility to services and facilities and public transport; living conditions of future residents and impact on amenity of occupiers of neighbouring properties.

Policy H2: Affordable Housing – required to be provided at 35% on sites of 15 dwellings or more.

Policy BN5 – designated heritage assets & their setting will be conserved and enhanced.

Policy INF1: Approach to Infrastructure Delivery – new development will be supported by and provide good access to infrastructure. Where development generates a need for new infrastructure developers will need to demonstrate that provision will be made to meet the necessary requirements arising from that development.

INF2 – Contributions to Infrastructure Requirements – new development will only be permitted if the necessary on and off-site infrastructure required to support and mitigate its impact is already in place or there is a reliable mechanism to ensure it will be delivered.

### 5.4 **Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 – design to reflect character of surroundings

Policy E26 – permission for development will be granted as long as new development preserves or enhances the character and appearance of the area; does not include the demolition of buildings making a significant contribution to character /appearance

## 5.5 **Supplementary Planning Documents**

Planning out Crime in Northamptonshire SPG 2004

## 6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **Highways England** – No objection.

6.2 **Construction Futures** – Request training weeks and a financial contribution.

6.3 **Environment Agency** – No objection.

6.4 **Police Crime Prevention Design Adviser** – Happy with the revised layout. Planning conditions should be imposed regarding boundary treatments, hard and soft landscaping.

6.5 **Local Highway Authority** – Concerns remain in respect of the Transport Assessment (*there will be an update on this matter in the Committee Addendum*); Conditions are required in respect of a Travel Plan, Construction Management Plan and for details of a management company to manage private streets.

6.6 **Historic England** - Welcome retention and restoration of the clock-tower and administration buildings, but consider that the demolition of the ward blocks would result in substantial harm to the significance of the St Crispin Conservation Area that has not been adequately justified. A viability assessment and condition survey will be necessary if claims that retention of the ward blocks is unviable are to be justified.

6.7 **Arboricultural Officer** - Concerns raised in respect of the Arboricultural Method Statement. Comments on the revised statement are awaited and will be reported to the Committee by means of the Addendum.

6.8 **NBC Environmental Health** – Conditions are required regarding mitigation of contaminated land.

6.9 **Lead Local Flood Authority** - The impacts of surface water drainage have been adequately addressed at this stage, subject to conditions regarding drainage matters.

6.10 **NBC Housing Strategy** – Further information is required setting out the reasons why no affordable housing provision is proposed, accompanied by a viability assessment. (Following the viability assessment report has been verified by an independent consultant, the scheme is found to be able to support the provision of off-site affordable housing provision in the form of a contribution).

6.11 **NCC Development Management** – Contributions are requested for Education and Libraries. Fire hydrants should be required by condition. Ducting for broadband should be installed.

- 6.12 **NBC Conservation** - Loss of the principal building will remove the backbone of the Conservation Area, undermining the historic significance of the area and setting of other associated Listed Buildings. Retaining the clock tower and administration block will result in isolated buildings, disassociated from the complex of which they were component parts. The development will not preserve or enhance the character of the conservation area. The supporting information does not adequately demonstrate the loss of the building is the only option or that the proposed redevelopment offers substantial public benefit which outweighs the harm caused.
- 6.13 **Upton Parish Council** – no objections to the application.
- 6.14 **Anglian Water** – recommend planning conditions regarding foul and surface water drainage.
- 6.15 Three Representations were received from the occupiers of neighbouring properties at South Meadow Road. The points raised are summarised as follows:
- Should be in keeping with current ward blocks
  - What consideration will there be for current home owners?
  - Support the plans for redevelopment although sad to see the ward blocks go
  - Should consider opening up Kent Road to traffic
  - Must ensure there is ample parking
  - Concerned about damage to neighbouring blocks from demolition
  - Must have proper consideration of additional traffic

## **APPRAISAL**

- 7.1 The main issues to consider in this case are the impact of the proposals on the character and setting of the conservation area, residential amenity, highway impact, and, in particular, whether the demolition of significant buildings is justified to secure the public benefit of the regeneration of the site.

### **Principle of the Use**

- 7.2 The site is designated as a Proposed Primarily Residential Area in the Northampton Local Plan, however none of the policies associated with this designation have been saved.
- 7.3 Nevertheless, this designation does indicate the proposed use of the site for residential is acceptable and will contribute to the Borough's housing land supply.
- 7.4 In addition, there have been previous planning approvals for residential development on the site. Most recently was application no. N/2004/1542. This scheme was constructed in part.
- 7.5 This consented scheme comprises the retention of the ward blocks, conversion of the clock tower and theatre into 127 new residential units and the construction of a further 168 residential units, all flats as well as commercial space.
- 7.6 It is considered, therefore, that the principle of residential use is well established.

### **Assessment of the impact of the loss of heritage assets on their significance**

- 7.7 The site is located within the St Crispin Conservation Area and also designated as a Locally Important Landscape Area in the Local Plan, in respect of which Policy E9 is relevant.
- 7.8 Since the designation of the Conservation Area, the area has undergone significant change from the development of housing across the site, which has altered the setting of the historic buildings by placing them in less of a parkland setting.

- 7.9 In terms of the impact on the Conservation Area, it is recognised that the buildings which would be demolished are significant features which contribute to the setting of the area and also recognition and interpretation of its historic significance.
- 7.10 The loss of these buildings would therefore clearly result in substantial harm to the significance of the heritage asset, as a significant part of this would be demolished. However, it is not considered that this would represent total loss of the significance of the asset, as the key feature of the site, the clock tower and the administration block would remain.
- 7.11 Nevertheless, due to the substantial harm, the tests as stated in Paragraph 133 of the NPPF must be applied. This paragraph states that planning permission should be refused unless it can be demonstrated that the harm or loss to the heritage asset is necessary to achieve substantial public benefits that outweigh the harm or loss.
- 7.12 In this respect, it must be recognised that whilst the buildings do represent a significant heritage asset due to their historic association, the buildings are in a very poor condition at present and have been the subject of vandalism and anti-social behaviour. In particular, one of the blocks was significantly damaged by fire and resulted in the need to be part demolished due to health and safety reasons. Whilst it would be possible in theory to restore all the buildings and convert them to residential use, the economic realities of the situation must be taken into account.
- 7.13 In this regard a viability assessment has been carried out by the applicant. This has been examined by independent experts. The conclusion is that the viability of the scheme would be negatively affected if the conversion, as opposed to the demolition, of the ward blocks is required.
- 7.14 The loss of the heritage assets and the harm which would result from this must therefore be balanced against the likely outcome if this application were to be refused. Whilst the loss of the heritage assets would thereby be prevented, this would not assist in ensuring their restoration and ultimate re-use. Based on the current state of the site and the buildings, it is very likely that the remaining buildings including the administration building and the clock tower would be lost in the medium term if no intervention occurs. Whilst the existing Section 106 agreement, in respect of the previous permission as referred to in paragraph 7.4 above, does include a clause requiring remediation to the main building which is still enforceable, this does not require the conversion of the buildings. Long term maintenance works on a building not in viable economic use clearly have a financial burden which cannot be sustained in the long term.
- 7.15 It is considered, therefore, that a more pragmatic approach needs to be adopted. To this end, officers have been in discussion with the site owners for a protracted period of time and it is from these discussions that the current scheme has evolved.
- 7.16 The current scheme does result in the loss of the historic buildings. Whilst the loss of these buildings would now seem inevitable, the merits of the replacement buildings are of course a further consideration.

### **Design / Layout and impact on the Conservation Area**

- 7.17 The proposed buildings would have a design which reflects the appearance of the historic blocks, but does not attempt to exactly replicate these buildings.
- 7.18 The proposed buildings consist of four storey apartment buildings, in place of the original ward blocks. These would be of a similar design and massing to the buildings which they would replace.
- 7.19 To the front of these apartment blocks would be housing in two parcels, each comprising housing along four sides of a square block. This housing would be mainly three storeys in height, apart

from those close to the neighbouring development at Ashlar, where the height would be two storeys in order to minimise the impact on this existing neighbouring block.

- 7.20 Both of the administration block and the clock tower will be converted into apartments. As for the clock tower, a total of 12 apartments (6 x 1-bed and 6 x 2-bed) will be provided, including one apartment that occupies 5 different levels within the actual clock tower. The remainder of the site will have buildings finished in brick with a slate roof. The end of some of the apartment blocks will contain a feature hipped roof to add architectural interest.
- 7.21 It is considered that the proposed blocks of apartments and houses are of an appropriate scale and design which would be in keeping with the street scene and the character and appearance of the Conservation Area, and would complement the setting of the area.

### **Impact on adjoining occupiers**

- 7.22 In terms of the impact on adjoining and nearby occupiers, the proposed buildings are generally remote from the nearest residential occupiers. Where this is not the case, in respect of the properties opposite at 87 to 93 St Crispin Drive, an adequate separation distance of over 16m between facing windows is provided. In the case of the adjacent block at Ashlar, the proposed buildings have been offset from the windows of this neighbouring block which face towards the site and are reduced to two storeys in height to minimise overshadowing
- 7.23 The proposed development would markedly improve the condition of the site and enhance residential amenity of the nearby areas.

### **Highway Issues**

- 7.24 The layout of the highways in the site has been subject to several amendments at the request of the Local Highway Authority but is now considered to be acceptable.
- 7.25 Access to the site will be via St Crispin Drive and adequate on-site parking spaces are provided including visitor spaces. In addition, two underground car parking areas are proposed which would enhance the general character of the area as substantial amount of spaces will be hidden from public view. The internal link roads will be privately managed and a management company will be managing the apartments and clock tower and will also look after the common areas and landscaping/open space.
- 7.26 The proposal would provide good pedestrian links to the surrounding areas including the parkland to the south, although links to the adjacent development at Ashlar would not be possible due to the fact that this forms part of a private estate.
- 7.27 However, there are still outstanding concerns from the Local Highway Authority in respect of the submitted transport assessment. Discussion is on-going between the applicant and the Highway Officers and the Committee will be updated on the matter via the Addendum.

### **Landscape / Views**

- 7.28 The existing buildings, in particular the clock tower, form a prominent feature within the landscape and form important views in the area and for some considerable distance around the site, with the clock tower being visible several miles away from various viewpoints.
- 7.29 In this respect, it is considered critical that the clock tower itself is retained which will preserve the principal views of the site, both from the immediate vicinity and more distant views. This forms part of the proposal and a condition is proposed which would ensure that this is constructed as proposed, as discussed further below.



- 7.30 In terms of the replacement buildings, these would be of a generally similar scale to the buildings which would be demolished and therefore these would sit comfortably within the landscape and would provide an appropriate setting to the preserved clock tower and the administration block. This would enhance the area and prevent further deterioration.

### **Drainage**

- 7.31 Following on from initial concerns raised by the Lead Local Flood Authority (LLFA), amendments have been made to the flood risk assessment and it has now been confirmed by the LLFA that the development is satisfactory in terms of flood risk, subject to an appropriate condition for a surface water drainage scheme, which has been combined with that requested by Anglian Water.

### **Security**

- 7.32 Initially, concerns were raised by the Police Crime Prevention officer regarding various aspects of the security of the site. These concerns have been addressed by amendments to the plans and it has now been confirmed that the details are acceptable, subject to conditions regarding landscaping and boundary treatment.

### **Ecology**

- 7.33 As the site has fallen into a derelict state it has become a habitat for wildlife, as indicated in the ecological appraisal submitted with the application. This sets out the mitigation which would be appropriate and a condition is proposed requiring that these are put in place.
- 7.34 The scheme would result in the loss of some mature trees and it is regrettable. However, in order to achieve the layout and design of this scheme and to make sure that the scheme is viable, this loss of trees is unavoidable. However, there will be additional planting to be provided within the site and a condition on landscaping provision will be imposed.

### **Section 106 Contributions and Affordable Housing**

- 7.35 National Planning Guidance advises that a site is viable if the value generated by its development exceeds the costs of developing it and also provides sufficient incentive for the land to come forward and the development to be undertaken. A flexible approach should be taken in seeking levels of planning obligations and other contributions to ensure that the combined total impact does not make a site unviable. Policy H2 of the JCS sets out a requirement for affordable housing at 35% for developments of 15 or more dwellings. This would equate to a requirement of 83 units within the development being affordable.
- 7.36 The County Council has requested a financial payment towards the provision of primary school education within the vicinity, which would normally be required and secured by a legal agreement. Comments from the County Council also request financial contributions for libraries. There is no policy basis for such payments and it is not clear how they would conform with the statutory tests set out in CIL Regulation 122. Such contributions are not therefore proposed to be requested.
- 7.37 A request has also been made for the provision of on site construction training and a contribution towards the cost of this, which again would normally be secured by a means of a legal agreement.
- 7.38 A viability assessment has been produced in respect of the viability of retaining the historic buildings. This has been examined by independent experts and it has been concluded that the scheme would be unviable if conversion of the blocks was required. It has further been concluded that the current scheme would be able to provide contributions towards primary education and

construction training and would also leave a further sum which, whilst not providing for the full level of on-site affordable housing, could be used to contribute towards off-site provision of affordable housing. It is considered that on balance the level of planning obligations is acceptable and would allow the scheme to come forward in a timely manner, which would facilitate the retention of the important landmark clock tower and administration blocks. In addition, the proposal will contribute towards the Borough's housing land supply.

- 7.39 It is recommended, therefore, that the application should be approved subject to the completion of a legal agreement requiring contributions towards primary education, the provision of on site construction training and also a commuted sum to be spent on affordable housing within the Borough.

## **CONCLUSION**

- 8.1 It is considered that the broad principle of the development is acceptable and would result in significant public benefit in bringing a long-term vacant and derelict site back into a viable use, and also restoring the clock tower, a significant feature of the town as a whole, and the administration block, another prominent building within the site.
- 8.2 Whilst the loss of the historic buildings on the site is unfortunate, It has been indicated by means of the viability assessment that their restoration would not be economic and therefore it is considered that in the interests of saving what could be economically saved, rather than allowing the site as a whole to fall into a state from which it cannot be restored, that the loss must be accepted.
- 8.3 In order for the demolition of the historic buildings to be acceptable, the construction of their replacements as specified in this application must be ensured. This is a requirement of Para 136 of the NPPF as quoted above. In the absence of any mechanism for this, the site would be in a worse state following the demolition works, and this would be left open to proposals of less appropriate new build. A condition is therefore proposed which would require the submission of a phasing plan and also that the phasing specified is adhered to.

## **9. CONDITIONS**

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

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

- (2) 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.

- (3) Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings hereby permitted and retained thereafter.

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

- (4) 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, where present, the location and species of any 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 S10 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure the existing trees on the site are protected during construction.

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

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.

- (6) 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 BN5 of the West Northamptonshire Joint Core Strategy.

- (7) Works for the demolition of the buildings or part of the building forming part of the development hereby permitted shall not be commenced before a valid contract for the carrying out and completion of works of redevelopment of the site for which planning permission has been granted has been entered into, and evidence of that contract submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the demolition is followed by immediate rebuilding and to maintain the character and appearance of the Conservation Area. In accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

- (8) 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 scheme shall subsequently be implemented in accordance with the approved details before the development is completed. No hard standing areas shall be constructed until works have been carried out in accordance with the surface water strategy so approved. The details of the scheme shall include:

a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation basins

b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydro brakes and any other flow control devices.

Reason: To prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site. In accordance with the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

- (9) No development shall take place until a detailed scheme for the maintenance and upkeep of 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. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

Reason: In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system. This is a pre-commencement condition to ensure timely submission of details.

- (10) No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding. In accordance with the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

- (11) Prior to the first occupation of any unit of the proposed development the applicant shall provide a full Travel Plan for written agreement by the Local Planning Authority, in accordance with the agreed Framework Travel Plan dated June 2016 submitted with this application. The measures identified shall thereafter be carried out in accordance with a timetable to be included in the full Travel Plan.

Reason: In order to prevent any adverse impact on the highway network as a result of the development, in accordance with the National Planning Policy Framework.

- (12) Prior to commencement of development a Construction Environment Management Plan shall be submitted to the Local Planning Authority for agreement in writing, after which any demolition, site clearance and construction shall be carried out in accordance with the agreed Construction Management Plan. The CEMP should include (but not be limited to):

- Details of the proposed construction access to the site
- Details of routing to / from the site
- Details of hours of operation and delivery times
- Details of any wheel washing and other measures to prevent the discharge of dust and other materials onto the public highway.

Reason: In order to prevent any adverse impact on the highway network as a result of the development, in accordance with the National Planning Policy Framework.

- (13) In the event of any of the streets associated with the residential element of this proposed development are not being proposed for adoption as public highway, the following conditions apply;

- Details of a site management company and associated management and maintenance methodology of the streets within the development, to operate in perpetuity, will be submitted to the planning authority and agreed in writing prior to the commencement of development;
- The streets will in any event be required to be laid out and constructed to adoptable standards to ensure safe and practical operation, prior to first occupation of any dwelling;

- Prior to commencement of development any vehicular access to the site from the public highway shall be implemented as standard vehicle cross-overs (not a radii junction).
- That prior to first occupation of any dwelling a legal undertaking is provided by the developer that the streets will not be put forward for adoption and will remain private in perpetuity; and,
- That the streets will be identified as private through the use of appropriate private street name plates on the entrances to the development from the public highway (to be placed within the site).

Reason: In order to ensure a satisfactory standard of development, in accordance with the National Planning Policy Framework.

- (14) Prior to the commencement of any development including demolition on site, a phasing plan detailing the programme of works for the demolition and for the development of the site shall be submitted to and approved in writing by the Local Planning Authority. Development and demolishing works on site shall be carried out in accordance with the approved phasing plan.

Reason: For the avoidance of doubt and to ensure that demolition and development works on site would not prejudice the character of the Conservation Area to accord with Policy BN5 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure that all works on site are carried out in a timely manner and to safeguard the character of the Conservation Area.

- (15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or other form of enlargement to the dwellings hereby permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates, fences, walls or other means of enclosure, shall take place.

Reason: To prevent overdevelopment of the site in accordance with Policies H1 and BN5 of the West Northamptonshire Joint Core Strategy, Policy of the E20 of the Northampton Local Plan and the National Planning Policy Framework.

- (16) Provision for the storage of refuse and materials for recycling shall be implemented in accordance with the details as shown on the approved plans prior to the first occupation or bringing into use of the buildings hereby permitted and thereafter 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.

- (17) Prior to the commencement of any work a strategy, which provides full details of measures for mitigation of the ecological impacts of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of wildlife and nature conservation and promote biodiversity and in accordance with objectives of the NPPF. This is a pre-commencement condition to ensure that information is submitted in a timely manner.

## **10. BACKGROUND PAPERS**

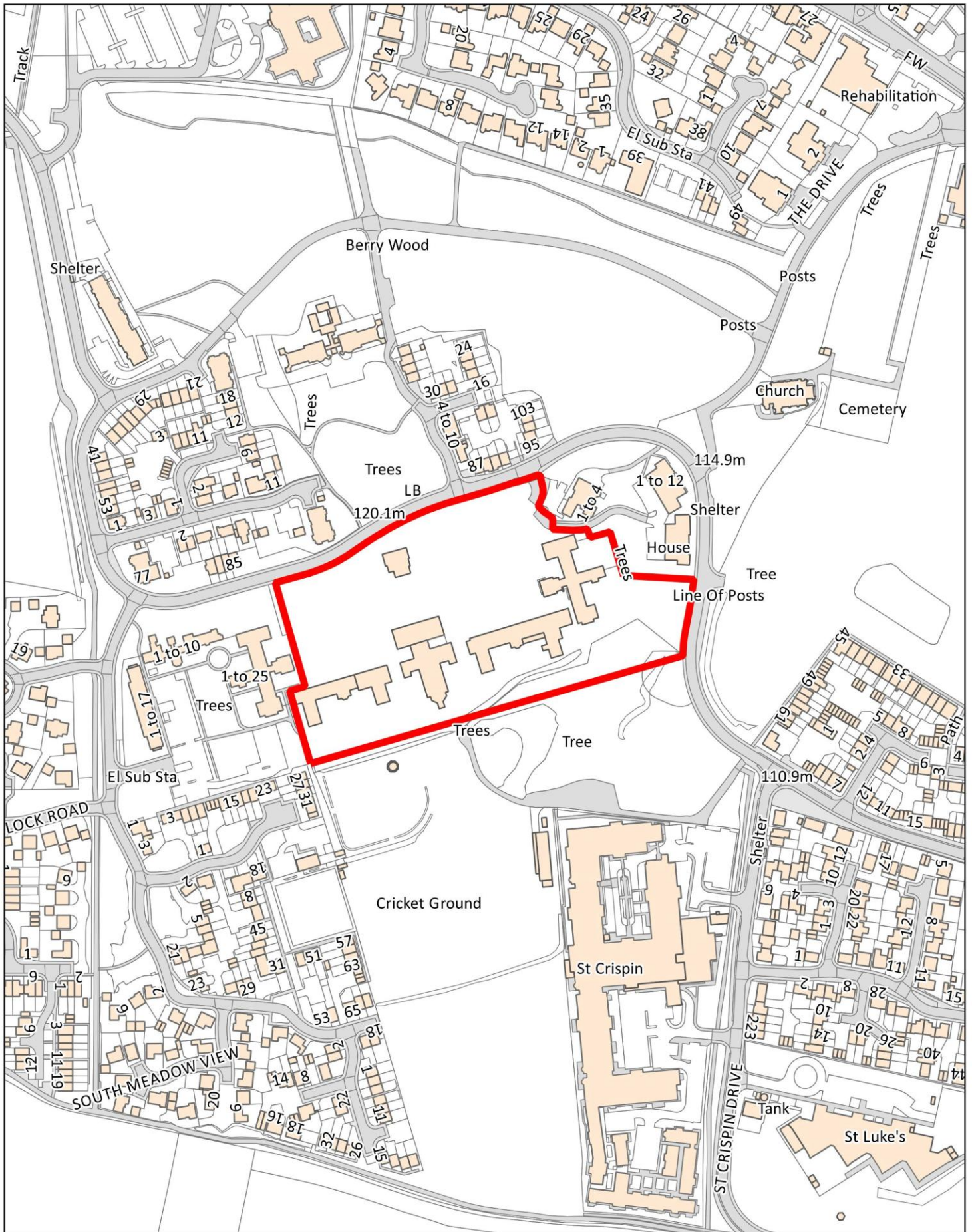
- 10.1 Application file N/2015/1454

## **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 St Crispin Hospital, Berrywood Road**

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Date: 23-08-2016

Scale: 1:3,000

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