



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE:	20 th December 2016
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2016/1073
LOCATION:	Land Rear of 62 Booth Rise
DESCRIPTION:	Outline planning permission with all matters reserved except access for residential development of up to 30 residential dwellings with associated open space, car parking and vehicular access from Booth Rise and demolition of 58 and 62 Booth Rise
WARD:	Boothville Ward
APPLICANT:	Oxygen Real Estate Group Ltd
AGENT:	Armstrong Rigg Planning
REFERRED BY:	Head of Planning
REASON:	Major application requiring S106 agreement
DEPARTURE:	No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL IN PRINCIPLE subject to S106 Agreement to secure:

- 1.1.1
- i) 35% on-site affordable housing;
 - ii) Primary school education payment;
 - iii) That a minimum of 1,200 square metres of public open space is provided on site;
 - iv) That the on-site public open space is maintained and made available for public access in perpetuity;
 - v) A payment towards the provision and/or enhancement and/or maintenance of off-site open space; and
 - vi) The Council's monitoring fee, subject to the Head of Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

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

The proposed development, subject to conditions, represents an acceptable land use which would contribute towards the Council's five year housing supply and would have a neutral impact upon the character and appearance of the surrounding area, visual and neighbour amenity, wildlife, flood risk and the highway system. The development is therefore in conformity with the requirements of the National Planning Policy Framework, Policies S1, S3, S10, H1, H2 and BN7 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

- 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 Head of 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.

2. THE PROPOSAL

- 2.1 The applicant has applied for outline consent (with all matters reserved with the exception of access) for up to 30 dwellings. In order to facilitate the development, the existing dwellings at 58 and 62 Booth Rise would be demolished, with the main access to the site, running from Booth Rise, being sited on the site of 58 Booth Rise. It is proposed that the site that currently contains 62 Booth Rise be redeveloped to form two dwellings, with vehicular access being taken from within the proposed development.

3. SITE DESCRIPTION

- 3.1 The application site consists of a hitherto undeveloped plot located to the rear of 62 Booth Rise. This street is residential in character and contains a variety of single storey and two storey dwellings. Separate to this, there are two area of land adjacent to the northern side of Booth Rise that have been the subject of more recent residential developments. These developments include housing and some flats.
- 3.2 In addition to serving residential accommodation, Booth Rise also serves as one of the main routes into the town centre and as a consequence, it does experience a significant level of traffic. Lumbertubs Way (the A43) is located to the east of the application site.
- 3.3 The site features a small amount of variation in terms of level, ranging from a high point adjacent to Booth Rise to a lower point next to Lumbertubs Way. The site also contains a number of buildings that are proposed to be demolished that comprise the dwellings currently sited at 58 and 62 Booth Rise and a large outbuilding (currently used as a domestic garage).

4. PLANNING HISTORY

- 4.1 None.

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 Northampton Local Plan (1997) saved policies.

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.

- 5.3 Of particular note to residential proposals is that Paragraph 49 requires that proposals for housing should be encouraged within the context of promoting sustainable development. The same paragraph also states that in instances where a five year housing land supply cannot be demonstrated (which is the case in Northampton), any relevant Development Management policies cannot be considered to be up to date. Paragraph 14 requires that in instances where the development plan is silent or out of date, the overarching aim of providing sustainable development should be used to determine planning applications.
- 5.4 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).
- 5.5 Paragraph 17 states that planning decisions should always endeavour to secure high quality designed developments, which secure a good standard of amenity for existing and future occupiers of land and buildings. In doing this, planning should also take into account the differing roles and character of areas. The same paragraph also encourages the redevelopment of previously used sites.
- 5.6 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.
- 5.7 Paragraph 35 states that, where practicable, developments should be designed with a safe and secure layout that reduced the potential for conflicts between pedestrians and traffic. The NPPF also requires that new developments be of a good quality design (Paragraph 56).
- 5.8 Paragraph 103 states that when determining planning applications, care should be taken to ensure that flood risk is not increased elsewhere and that priority should be given to the use of sustainable urban drainage systems.
- 5.9 **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.

- 5.10 Policy S10 requires that developments be of a good standard of sustainable design and incorporates safety and security considerations in order to promote a good sense of place. In addition, development should be sustainably located in order to encourage access by walking, cycling and public transport.
- 5.11 Policy E6 states that new education facilities would be encouraged and should be sited on sites that are accessible.
- 5.12 Policy INF2 requires that new developments will only be permitted in instances where there is a reliable mechanism in place to ensure that required mitigation can be delivered.

5.13 **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.

- 5.14 Policy E20 requires that new developments be constructed to a good design and to ensure that there would be no significant adverse impact upon the occupiers of neighbouring properties in terms of considerations such as light, outlook and privacy.

5.15 **Supplementary Planning Documents**

NCC Parking Standards
Developer Contributions

6. **CONSULTATIONS/REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Arboricultural Officer (NBC)** – There are no arboricultural reasons for the development not to proceed, however, the reserved matters application should an arboricultural impact assessment and method statement, which would be informed by the final design.
- 6.2 **Environment Agency** – Request conditions relating to contamination investigation and drainage.
- 6.3 **Environmental Health (NBC)** – No objections, subject to conditions relating to contamination investigation and noise mitigation measures for future residents.
- 6.4 **Highway Authority (NCC)** – No objections, but request conditions relating to the reinstatement of existing vehicle crossings to pavements and a construction management plan.
- 6.5 **Housing Strategy (NBC)** – 35% of the development should be made available for occupation on affordable tenures, with the tenure mix being 70% social or affordable rents and 30% immediate housing.
- 6.6 **Lead Local Flood Authority (NCC)** – No objections, subject to a condition relating to the agreement of a detailed drainage strategy.
- 6.7 **Natural England** – The development is unlikely to affect any protected sites or landscapes
- 6.8 **Northamptonshire Police Crime Prevention Design Advisor** – Question the need for the public open space and make observations for inclusion within the final design in respect of security measures.
- 6.9 44 letters of objection and a petition signed by 74 individuals have been submitted. Comments can be summarised as:
- The development would have an adverse impact on the highway system.
 - Vehicles often exceed speed limits in Booth Rise.
 - Vehicle and pedestrian safety would be impacted.
 - The development would lead to a loss of privacy for existing residents.
 - The development would be out of keeping with the character of the area.
 - The density is too high.
 - The application would result in increased pollution.
 - The development would lead to a loss of gardens.
 - There has already been a significant amount of recent development in the Booth Rise area.
 - The development would put pressure on existing services, such as schools.
 - Concerns are raised regarding flooding.
 - New housing could be accommodated in other areas.
 - Wildlife would be affected.
 - There has been no overall plan for the development of sites in Booth Rise.

7. APPRAISAL

Principle of the development

- 7.1 Whilst the site is currently undeveloped, it does not benefit from any particular planning policy allocation that requires its retention as green space. As a consequence, it is considered appropriate to consider the merits of developing the site for alternative uses. In addition to this point, the application site does not form part of the current housing supply in Northampton. Given that that the Borough does not currently benefit from the required five year housing land supply, it is considered that the proposed development is of some benefit in bringing forward additional housing in the Borough that would assist in addressing the significant established housing need.
- 7.2 In addition, the development would reflect the surroundings of the site as it would be complimentary towards the prevailing residential character. It is noted that the development would be for a maximum of 30 dwellings on a site of 1.27 hectares. As a result, the density of the development would not be particularly high and the development would not appear out of keeping with the prevailing character of the surrounding area.
- 7.3 Whilst it is appreciated that the development would result in the demolition of two dwellings, these are not of any particularly noteworthy style of architecture or historical interest. As a result, there are no particular planning policy reasons for insisting upon the retention of these existing dwellings. Whilst it is appreciated that these dwellings could still be usable, the replacement of a significantly larger number of new dwellings offsets any harm arising from their loss.
- 7.4 It is acknowledged that the surrounding area is associated within some archaeological activity, however, it is understood that this does not form an over-riding constraint to the redevelopment of the site. As a consequence, a condition is recommended that would require the submission and an agreement of a scheme of archaeological works in accordance with the requirements of the Joint Core Strategy.

Design, appearance and impact on neighbouring properties

- 7.5 Given that this is an outline application, with all matters reserved for future consideration (with the exception of access), formal consideration of matters such as the layout of the development, the scale of the properties and their appearance would take place at a later stage. Nonetheless, the applicant has prepared a series of indicative parameters. These demonstrate that there is the potential to accommodate a development of the number of dwellings proposed, without detriment to the amenities of occupiers of neighbouring properties, in terms of consideration such as light, outlook and privacy. In order to provide some certainty of this conclusion, a condition is recommended that would ensure that any forthcoming outline permission would be limited to a maximum of 30 dwellings only.
- 7.6 The applicant has submitted indicative parameters that show that the buildings adjacent to Booth Rise would have a maximum height of 1.5 storeys (i.e. a chalet style bungalow), which would be comparable to the prevailing vernacular. The heights of the remainder of the development would be between two and 2.5 storeys. As a consequence of these indications, which would be secured through condition, it is considered that there would not be a significant adverse impact upon the amenities of the neighbouring properties or the character of the area.
- 7.7 It is considered that a condition that would require details of the finished land levels being submitted to the Council prior to the commencement of development would be necessary and reasonable.

- 7.8 The indicative parameters show that there would be a central area of approximately 1,200 square metres for use as public open space. This is considered necessary to meet the some of the recreation needs of the future occupiers and also to create a good sense of place. In order to ensure that this is enshrined in the final design of the development, a condition is recommended that would ensure that a minimum level of open space is provided. The Heads of Terms of the Section 106 Agreement would ensure that this space is maintained and made available for public use in perpetuity.
- 7.9 In accordance with the advice of the Council's Environmental Health section, conditions are recommended relating to the investigation of noise within the vicinity and for the findings of this to inform the final design of the proposed dwellings.

Ecology and trees

- 7.10 There are a number of trees to the north of the site that are protected by Tree Preservation Orders and therefore make a contribution to the character and amenity of the area. Development potentially has the impact to cause a minor conflict with some of these trees, although the indicative layout demonstrates that the quantum of development could be accommodated without detriment to these trees. As described previously, layout and landscaping remains a matter for further consideration, however a condition is recommended that would ensure that details of an arboricultural method statement are submitted with any subsequent reserved matters application. It is also recommended that an informative note be added to any subsequent decision notice setting out the required tree protection measures that should be included within any subsequent landscaping scheme.
- 7.11 Ecological matters have been given consideration in the course of the planning application. In particular, the site does not feature any bodies of water and is predominantly isolated from other such items by reason of the busy roads means that it is considered that the site is unlikely to support a population of amphibians.
- 7.12 There is some evidence of badger activity of the site. In order to prevent any adverse impact upon this species, the developer is proposing that the development contains a no dig zone around the areas where such activity has been identified, in addition to 3m wide zone adjacent to the northern boundary of the site, in order to provide a link with other areas where some activity has been identified. This would be secured by condition. In addition, the parameters for prospective landscaping would include items such as hawthorn, blackthorn and yew, which would encourage foraging. The aforementioned landscape zone is also likely to be a suitable habitat for hedgehogs.
- 7.13 There is no evidence of roosting bats on the site although it is recognised that that bats may in the future be investigated. As a result, it is recommended that in the event of an approval, a further survey shall take place and, if necessary, a mitigation strategy devised. An additional condition would also ensure the provision of bat boxes.
- 7.14 In respect of birds, there would be some loss of foraging/nesting areas on the site as a result of clearance works, although this can be suitably replaced through the reserved matters application that would address landscaping. Clearance works would also take place outside of the nesting season and bird boxes would also be provided on the site.
- 7.15 The site does have some potential to accommodate a population of dormice, however, given the lack of connectivity to other sites and this potential is minimal.

Highway impacts

- 7.16 The indicative layout highlights that 61 parking spaces can be accommodated on the site. Therefore in order to provide certainty regarding the highway impacts of the development, a condition is recommended to ensure this minimum provision.
- 7.17 It is appreciated that Booth Rise is a busy road, which has been the subject of increased traffic level following recent residential developments in the vicinity. The impacts of the development have been assessed by the Local Highway Authority, which has raised no objections to the impacts of the development. It is also noted that the proposed development would be of a comparatively small scale and therefore the increases in road usage would also be of a relatively small scale.
- 7.18 The site access is matter for full consideration as part of this application and has been revised over the course of the application, in line with the advice of the Highway Authority. As a consequence, it is considered that the proposed access point is of a safe nature and would not cause a detrimental impact upon the safety of road users in Booth Rise. Whilst it is appreciated that the development would result in the creation of a new access, which serves a number of dwellings, it is considered that passing motorists and pedestrian would have adequate visibility of the access points, that is necessary to ensure a safe form of development.
- 7.19 In order to provide certainty regarding the impacts of the development, a condition is recommended that would require the development to be carried out in accordance with the submitted access details.
- 7.20 Separate to the proceeding matters, a further condition is recommended that would require the submission of a Construction Environment Management Plan (CEMP). This would cover matters such as the routing of construction traffic, the hours in which deliveries would take place, the hours in which construction works would take place and wheel washing facilities. This is necessary to ensure that there would be a neutral impact upon the highway system and neighbour amenity.

Drainage

- 7.21 The scheme has been assessed by the Lead Local Flood Authority, which has advised that the proposed development has demonstrated that there would not be a significant adverse impact on drainage and flooding risk. This is subject to a condition that would require the submission, agreement and implementation of a more details surface water drainage scheme in order to ensure that flood risk either on or off-site is not increased over the existing scenario.

Legal agreement

- 7.22 By reason of the scale and type of the development, a Section 106 Agreement will need to be entered into. The Community Infrastructure Levy Regulations 2010 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.
- 7.23 In line with the requirements of the Council's policies, 35% of the development would be secured for occupation on affordable tenures. The obligation within the legal agreement would provide certainty that a mixed development would be created that addresses the needs of a wider number of people. Furthermore, the legal agreement would ensure that the affordable housing is representative of the overall composition of the development.

- 7.24 In addition, the Legal Agreement would also secure a financial contribution towards the provision of primary education provision (secondary education being covered by the Community Infrastructure Levy).
- 7.25 Whilst it is appreciated that a quantum of open space would be provided on site, this is unlikely to meet the entire recreation needs of the occupiers of the development. As a consequence, it is also recommended that the legal agreement also includes an obligation to fund enhancements to existing open spaces within the vicinity of the site.

8. CONCLUSION

- 8.1 It is considered that the proposed development represents an appropriate land use and would not adversely affect the amenities of surrounding properties or the visual amenity of the location. Furthermore, the proposed development would not significantly adversely affect highway safety and would assist in the delivery of additional housing, for which there is a significant need within the Borough.

9. CONDITIONS

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

Reason: This permission is in outline only granted under Article 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 for a maximum of 30 dwellings only.

Reason: For the avoidance of doubt and to ensure a neutral impact on amenity and highway safety in accordance with the requirements of the National Planning Policy Framework.

5. The development hereby permitted shall contain a minimum of 61 car parking spaces.

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

6. The development hereby permitted shall include a wildlife corridor of not less than 3m in width along the northern boundary of the site. It shall be implemented concurrently with the development and retained therefore.

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

7. Notwithstanding the details submitted, full details of new bat and bird boxes 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 the first occupation of the development hereby permitted and shall be retained thereafter.

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

8. Notwithstanding the details submitted, full details of supplementary survey into the presence of bats, including, if appropriate, a mitigation strategy shall be submitted to and approved in writing prior to the commencement of development. Development shall be carried out in accordance with the requirements of the approved details.

Reason: In the interests of creating a satisfactory standard of development in accordance with the requirements of the National Planning Policy Framework. This condition is required in order to agree such details in a timely manner.

9. The Reserved Matters application for landscaping shall include an arboricultural impact assessment detailing a method statement providing site specific tree protection measures.

Reason: In the interests of creating a satisfactory standard of development in accordance with the requirements of Policy BN3 of the West Northamptonshire Joint Core Strategy.

10. Prior to 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 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.

Reason: In the interests of creating a good standard of residential amenity in accordance with the requirements of the National Planning Policy Framework. This condition is required in order to agree such details in a timely manner.

11. No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local

Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This condition is required in order to ensure the agreement of such details in a timely manner.

12. 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: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

13. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To protect the quality of the water environment in accordance with the requirements of the National Planning Policy Framework.

14. No drainage system for the infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To protect the quality of the water environment in accordance with the requirements of the National Planning Policy Framework.

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

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

16. 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.

The scheme shall include of BRE 365 compliant infiltration testing to confirm that such a method of surface water disposal is viable. If the infiltration test results will be lower you will need to provide details demonstrating that soakaway's can be emptied from full to half volume within 24 hours, in order to allow for the subsequent storm inflow.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF by ensuring the satisfactory means of surface water attenuation and discharge from the site. This condition is required in order to ensure the agreement of such details in a timely manner.

17. Prior to the commencement of development a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved plan, which shall include:

- The control of noise and dust during the development process;
- Traffic management and signage during construction;
- Enclosure of phase or sub-phase development sites;
- Provision for all site operatives, visitors and construction vehicles loading, parking and turning within the site during the construction period;
- Arrangements during the construction period to minimise the deposit of mud and other debris on to the adjacent highway;
- The safe means of access of construction traffic to the site;
- Routing agreement for construction traffic; and
- The hours in which deliveries and construction works would take place.

Reason: In the interests of securing a satisfactory impact upon the highways system and neighbour amenity in accordance with the requirements of the National Planning Policy Framework. This condition is required pre-commencement to ensure that such details are agreed in a timely manner.

18. The access arrangements as shown on drawings 150930-TK08 Rev. A, 150930-14 Rev. A and SL-01 Rev. N shall be fully implemented prior to the first occupation of the 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.

19. Notwithstanding the details submitted, full details of the reinstatement of the existing vehicular access to pavement 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 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

20. The development hereby permitted shall not exceed the indicative heights as included within the Design and Access Statement (page 9, reference OXYG150815, dated August 2016).

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

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

Reason: In the interests of archaeological research in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy. This condition is required in order to agree such details in a timely manner.

22. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan. This condition is required in order to ensure the agreement of such details in a timely manner.

10. BACKGROUND PAPERS

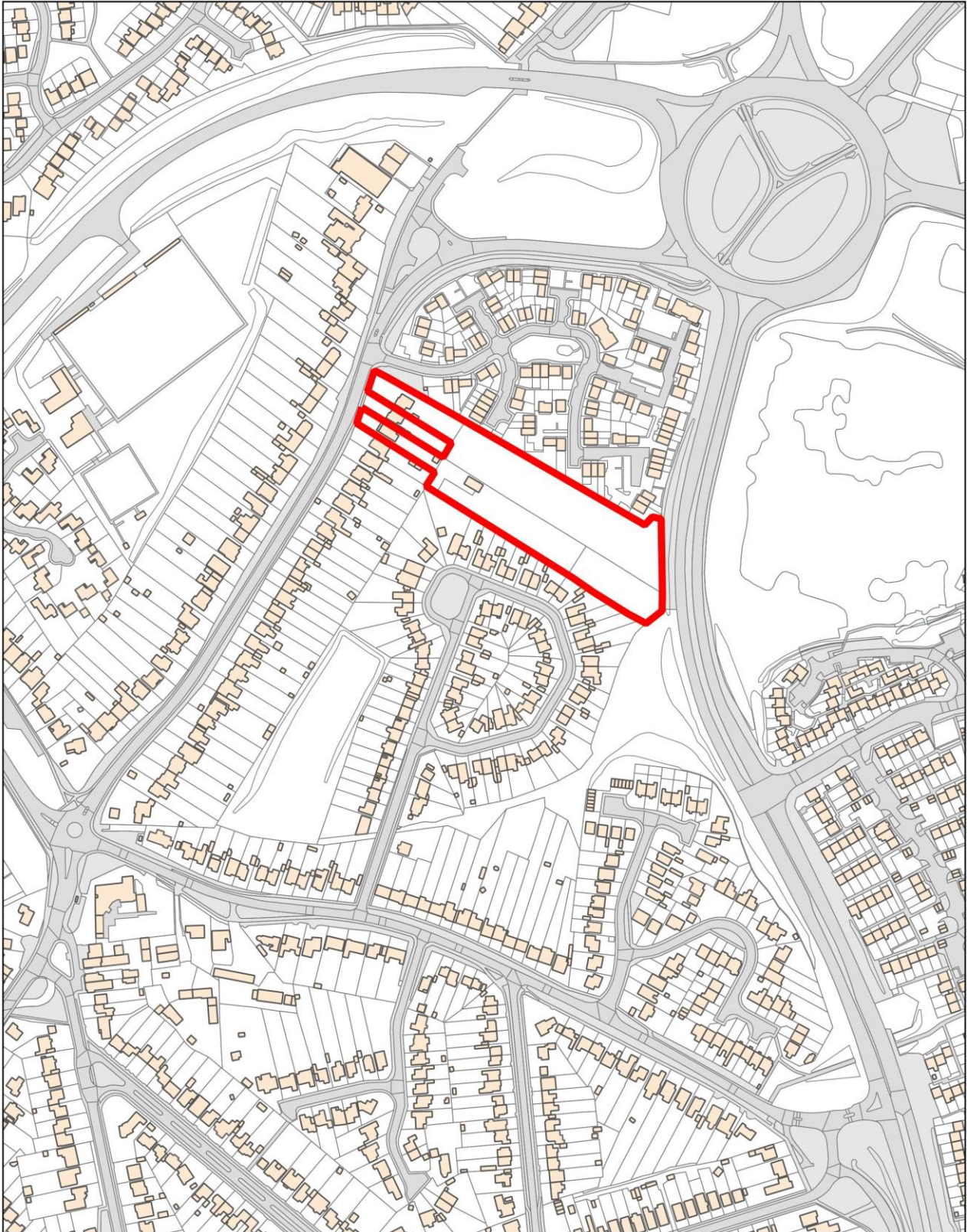
10.1 None

11. LEGAL IMPLICATIONS

11.1 The development is CIL liable.

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: **Land rear of 62 Booth Rise**

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Date: 07-12-2016

Scale: 1:3,500

Drawn by: -----