



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 21st November 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0836

LOCATION: Land Rear Of Hunsbury Park Primary School , Dayrell Road

DESCRIPTION: Outline Planning Application for the development of up to 50no. dwellings with associated access, green infrastructure, open space and landscaping (all matters reserved except for access)

WARD: West Hunsbury Ward

APPLICANT: Northamptonshire County Council
AGENT: Peter Brett Associates LLP

REFERRED BY: Head of Planning
REASON: Major application requiring S106 agreement and Council owned land

DEPARTURE: Yes

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL IN PRINCIPLE subject to the completion of a S106 Agreement to secure:

- 1.1.1
- i) 35% on-site affordable housing;
 - ii) Primary School Education payment;
 - iii) A payment towards improvements in highway capacity at the junction of Hunsbury Hill Road and Danes Camp Way;
 - iv) That a minimum of 1.45ha on-site Public Open Space be provided 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;
 - vi) Construction worker training opportunities and a financial contribution towards the operation of the scheme; and
 - vii) 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 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 planning permission, with all matters reserved with the exception of access. This means that if this application were to be approved, subsequent application would need to be submitted to the Council in order to agree the landscaping, scale, appearance and layout of the development.
- 2.2 Notwithstanding the above, the application seeks permission for a maximum of 50 dwellings, which would be of no more than two storeys in height. Access to the development would be via a new junction created within Dayrell Road.
- 2.3 The application site has a total area of 3.018ha, of which 1.473ha would be developable once drainage areas and public open space are allowed for. This equates to a density of approximately 34 dwellings per hectare.

3. SITE DESCRIPTION

- 3.1 The application site consists of a hitherto undeveloped piece of land sited within a predominantly residential area. The Northampton Local Plan jointly allocates the site as being a site of nature conservation value and also a site for future school expansion. However, it has since been confirmed to the Council that NCC (as the Local Education Authority) have no plans to expand the adjoining Hunsbury Park Primary School (located to the south of the application site).
- 3.2 Access to the proposed development would be via Dayrell Road, which also serves as access to a number of residential properties, in addition to the aforementioned primary school, as well as a community centre.
- 3.3 To the north of the site is Danes Camp Way, which serves as one of the main routes into and around the town. As a consequence, it is a relatively highly trafficked road.

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 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 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 BN7 requires that the developments include adequate flood risk assessments and management procedures.
- 5.11 Policy S1 states that the development would be concentrated primarily in the urban area of Northampton.
- 5.12 Policy S3 identifies the need and amount for new housing to be provided within the Borough over the plan period of 2011-2029.
- 5.13 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.

- 5.14 Policy H1 requires that new residential developments provide a good mixture of housing and have regard to the location and setting of the site, the character of surrounding areas, accessibility, proximity to public transport routes and amenity. Policy H2 states that 35% of dwellings (on sites of 15 or more dwellings) should be made available for occupation on affordable tenures.
- 5.15 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.

5.16 **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.

- 5.17 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.

5.18 **Supplementary Planning Documents**

NCC Parking Standards
Planning Obligations 2013 SPD

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Anglian Water** – Request a condition be imposed in respect of surface water management.
- 6.2 **Arboricultural Officer** – Advised that if the final layout is in line with the indicative concept layout plan then there would be no arboricultural reasons for refusal. However, it is requested that an arboricultural impact assessment be prepared for the final layout together with a site specific arboricultural method statement
- 6.3 **Archaeology Advisor (NCC)** – The site has been extensively quarried, therefore no objections.
- 6.4 **Construction Futures** – Request opportunities for construction worker trainees and a financial contribution towards the operation of the scheme.
- 6.5 **Development Management (NCC)** – Request a financial contribution towards the provision of primary school provision at nearby schools such as Hunsbury Park Primary, Delapre Primary and Queen Eleanor Primary are close to capacity. In addition, a financial contribution towards the library service is requested, as is the provision of fire hydrants.
- 6.6 **Ecology Advisor (NCC)** – Recommend conditions requiring the submission of a Construction Environment Management Plan, which would cover the clearing of the relevant sections of the site and a management plan for the maintenance of the site's open space.
- 6.7 **Environment Agency** – No objections.
- 6.8 **Environmental Health** – Recommend conditions in respect of noise mitigation and measures to avoid a cumulative impact on air quality. The recommendations of the submitted contamination assessment should also be secured by condition.

- 6.9 **Highway Authority (NCC)** – No objections in principle, but request a planning obligation to secure improvements to the roundabout and approaches to Danes Camp Way and Hunsbury Hill Road.
- 6.10 **Highways England** – No objections.
- 6.11 **Historic England** – No comments.
- 6.12 **Lead Local Flood Authority (NCC)** – No objections, subject to the imposition of conditions to ensure the matter of surface water drainage is adequately addressed.
- 6.13 **Natural England** – No observations.
- 6.14 **Network Rail** – No objections.
- 6.15 **Northamptonshire Police Crime Prevention Design Advisor** – No objections, but offer advice regarding the future design of parking spaces.
- 6.16 **Ramblers Association** – No objections.
- 6.17 **West Hunsbury Parish Council** – Dayrell Road experiences high levels of traffic and the roundabout can be dangerous and congested. Usage of the road would increase. There is a need for additional car parking to serve the school and that access to the Multi Use Games Area is by crossing a road. The proposed development would not include additional safeguarding measures. The bridleway BH4 which runs inside the application site is currently overgrown, impassable and not signposted. Access to Hunsbury Hill Country Park should be retained.
- 6.18 11 letters of representation have been received. Comments can be summarised as:
- The application site is an important area of open space.
 - The development would have an adverse impact on flora and fauna.
 - The school is already in high demand and there is an over demand for other infrastructure.
 - There is already a problem with parking in the vicinity and the surrounding road network is heavily used.
 - Anti-social behaviour issues are arising.
 - The development should not allow for anything other than pedestrian access into Hunsbury Hill Park.

7. APPRAISAL

Principle of the development

- 7.1 Whilst it is appreciated that the application site is currently undeveloped, it is noted that the site is allocated for a form of development in the Local Plan. As there is no aspiration on the part of the Local Education Authority to expand the existing school onto this site, it is considered appropriate to consider alternative forms of development.
- 7.2 All Local Planning Authorities are required to demonstrate the provision of a five year housing land supply. Currently, the Council cannot demonstrate such a provision and this site does not form part of its already allocated supply. It is considered that the development of this site for housing would be desirable on the grounds that it makes a contribution to addressing the significant need for new housing in the Borough. Furthermore, the application site is within the urban fabric of Northampton and therefore development of this site would lead a slight reduction in the pressure for the development of sites of the periphery of the town.

- 7.3 Although the proposed development is not for a school extension, it is considered that the due to the allocation in the Local Plan, the principle of a form of development is therefore acceptable, particularly given the current situation with regards to housing provision as set out above.
- 7.4 Whilst the site is has a more open aspect, it is not allocated green space and as such, the development of this site would not reduce opportunities for outdoors recreation within the area. The existing Multi Use Games Area (MUGA) would be retained.
- 7.5 It is appreciated that the development would result in the loss of land that is currently open in character. However, it can be characterised as comprising mainly of scrubland and poor quality grassland. Should the development proceed, a portion of the site would be made available as public open space, in addition to on-site surface water mitigation. This provides the opportunity to deliver some ecological improvements over the current scenario. Furthermore, an area of woodland would also be retained on the site. The Heads of Terms for inclusion in the Section 106 agreement would secure the provision of a management strategy for these areas going forward.
- 7.6 Given that the majority of the scrubland would not form a desirable foraging ground for pipistrelle bats, it is considered that the development would not have a significant adverse impact on this particular species. It is noted that the outer reaches of the site are of greater value for bat foraging, however, these areas would be unaffected by the proposed development. Pipistrelle bats are relatively tolerant of increased light levels and therefore the construction of housing – with its associated lighting – would not have significant adverse impacts on these species.
- 7.7 The closest recorded badger activity is some distance away from the site (approximately 1.2km away). Notwithstanding this, the currently undeveloped nature of the site does provide some opportunities for foraging. However, this can be replaced through new landscaping as part of the development. Furthermore, a condition is recommended that would require the carrying out of further surveying work into the presence of badgers prior to the commencement of development.
- 7.8 A single toad has been observed on the site, which is likely to have been present due to the existence of a small pond relatively near to the site. However, due to the frequency of this pond drying, this is unlikely to be a breeding ground. For the same reasons, it is unlikely that this pond would support a population of Great Crested Newts.
- 7.9 The indicative parameters submitted with the application show that the existing tree belt on the periphery of the site would be retained. This would ensure that there would be no significant impact upon the available habitats for birds.
- 7.10 As a consequence of these conclusions, it is considered that the development is acceptable in principle on the grounds that there is a significant need for new housing within the Borough, that the site does not form part of the established hierarchy of public open space and that it has been demonstrated that the site is not a habitat of any ecological sensitive species.
- 7.11 No objections have been received from the Environment Agency and the Lead Local Flood Authority. It is concluded that the development would not pose a significant adverse impact upon flood risk either within the application site or elsewhere, subject to the imposition of their recommended conditions on drainage.
- 7.12 The site has been previously quarried in the past and it is unlikely that the site has any significant archaeological interest. The site is close to Hunsbury Hill fort, but due to the separation distances (approximately 220m) and the relatively limited scale of the development, it is considered that there would be no significant impact upon this heritage asset. Furthermore, the tree belt to the east of the application site would be retained which would provide additional mitigation. Access to Hunsbury Hill through the proposed development would not be affected.

- 7.13 The application has been accompanied by a contamination investigation. Whilst this concludes that it is appropriate to construct housing on this site, it does highlight the need for further, more intrusive works, which would be secured by a condition. A condition will also cover the procedure if unsuspected contamination is discovered during the construction process.

Design and appearance

- 7.14 As this is an outline proposal, in the event of an approval, a further application would need to be submitted to the Council in order to consider the design, siting and appearance of the permitted dwellings. Nonetheless, the applicant has proposed an indicative layout that is intended to illustrate how the quantum of proposed development could be accommodated within the site. This indicative plan demonstrates that it would be possible to construct a development without a significant undue adverse impact upon the amenities of surrounding properties in terms of consideration such as light, outlook and privacy. In order to provide some certainty of this matter, a condition is recommended that would limit any future residential development to no more than 50 dwellings.
- 7.15 Whilst it is noted that there are a relatively small number of taller buildings within the general area, it is considered that the prevailing trend within the surrounding area is for two storey dwellings. Therefore, in order to ensure that the proposed development is reasonably harmonious to its surroundings, it is considered that a condition to limit the maximum height of buildings would be appropriate.
- 7.16 It is appreciated that the site is in close proximity to Danes Camp Way, which is widely used. In order to ensure that the residents of the proposed development are adequately protected against excessive noise arising from use of this road, a condition is recommended that would require the submission and agreement of a strategy to ensure the installation of noise mitigation measures within the permitted dwellings. In order to secure good standard of development and to reduce the impacts on air quality, a condition is recommended that would ensure the provision of cycle storage to serve the development.

Highway impacts

- 7.17 Due to this being an outline application, the internal layout would be agreed at a later stage. Nonetheless, access is to be agreed within this application. Whilst it is appreciated that the intensity of Dayrell Road would increase as a result of this development proceeding, no objections have been received from the Highway Authority with regards to this matter. The access is of sufficient width to safely accommodate the amount of traffic that would be generated by the proposed development and contains the requisite visibility splays to allow for vehicles entering and leaving the development to have adequate awareness of other road users and pedestrians. A condition is recommended that would ensure that the Council approves details of the constructional details of the access in order to create a safe form of development.
- 7.18 It can be reasonably anticipated that the majority of traffic using the proposed development would utilise Hunsbury Hill Road and Danes Camp Way. It is also acknowledged that the latter road is particularly heavily trafficked. In response to comments raised by the Highway Authority, the applicant will be entering into a Section 106 Agreement that would provide a financial contribution for the carrying out of improvements to the roundabout between Hunsbury Hill Road and Danes Camp Way. These measures would be designed to improve the capacity of the highway network in order to fully accommodate the traffic generate by the proposed residential development.
- 7.19 It is also noted that the proposed development is located within the existing urban area and is in relatively close proximity to existing areas of public open space, a small neighbourhood centre, a primary school and Mereway, which is an allocated district centre. For these reasons, it is considered that the development would be sustainably located and that residents of the scheme

would not necessarily have to resort to a private car to undertake journeys. A bus stop is also available in Dayrell Road, close to the site's entrance.

- 7.20 In order to facilitate a safe layout, the existing access into the car park of Hunsbury Hill Primary School is to be amended. This would ensure that vehicles entering and leaving the school would have adequate visibility of traffic associated with the proposed residential development and pedestrians. This carrying out of these works – prior to the first occupation of the residential development – would be secured by condition.

Planning obligations

- 7.21 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.
- 7.22 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.
- 7.23 In addition to the Highway works referenced previously, the Section 106 Agreement would also secure a financial payment towards the provision of primary school education. This Section 106 Agreement would be structured in such a way so that the amount payable would vary depending on the size (i.e. the number of bedrooms) that feature within the final development.
- 7.24 A further obligation would require that the provision of a minimum level of public open space on site and to ensure that this is maintained in accordance with an agreed management strategy and for these spaces to be made available for public use in perpetuity. Whilst it is appreciated that this space would assist in creating a good sense of place and meeting some of the recreation needs of the future occupiers of the development, it can be reasonably anticipated that residents would need access to a wider array of open space facilities. As a consequence, it is recommended that a financial contribution be also secured in order to facilitate enhancements to off-site areas of open space.
- 7.25 The legal agreement would also secure the provision of construction worker training opportunities, in addition to a financial contribution towards the operation of the scheme.
- 7.26 It is noted that the County Council have requested financial contributions towards the provision of the library service. In response, and with reference to the aforementioned legal tests and the lack of a specific planning policy requiring such a contribution, it is considered that there is insufficient justification to include such matters within the Section 106 Legal Agreement. The provision of fire hydrants would be addressed through the relevant Building Regulations, rather than planning legislation.

8. CONCLUSION

- 8.1 It is considered that the proposed development represents an appropriate land use that would make a contribution to addressing the need for new housing within the Borough. Furthermore,

subject to conditions and a Section 106 Legal Agreement, it is considered that the impacts of the development can be appropriately mitigated.

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 carried out in accordance with the following approved plans: N0536A; 40391/5501/001; 300 00; and 300 01.

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

5. The revised vehicular access to Hunsbury Hill Primary School as shown on drawing 40391/5501/001 shall be fully implemented prior to the first occupation of the development hereby permitted.

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

6. Notwithstanding the details submitted, full engineering details of the proposed access, including surface treatments and 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, be fully implemented prior to the first occupation 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.

7. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development 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 S10 of the West Northamptonshire Joint Core Strategy. This condition is required in order to ensure the agreement of such details in a timely manner.

8. 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;
- Additional wildlife surveys;
- 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 and Policy BN9 of the West Northamptonshire Joint Core Strategy. This condition is required pre-commencement to ensure that such details are agreed in a timely manner.

9. Prior to the commencement of development, a Landscape and Ecological Management Plan (LEMP) be submitted to and agreed by the Local Planning Authority. Development shall be carried out in accordance with the approved details and be retained thereafter.

Reason: In the interests of ecology 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.

10. No development shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment (prepared by PBA dated June 2017) 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.

The details of the scheme shall include:

- i) Detail of BRE365 infiltration test results to determine the suitability of infiltration for disposal of surface water from the site.
- ii) 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 structures (if required). Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
- iii) Supporting calculations demonstrating that the drainage design and flow control devices will limit flow rates from the site to the agreed Greenfield rates presented in the approved Flood Risk Assessment.

Reason: To reduce the risk of flooding both on and off site in accordance with the National Planning Policy Framework 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.

11. Prior to the commencement of development, full details for vesting and maintenance of individual aspects of the drainage system. The maintenance and/or adoption proposal for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used including details of expected design life of all assets with a schedule of when replacement assets may be required, should be submitted.

A maintenance schedule should be accompanied by a site plan to include access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arising's generated from the site

Reason: To reduce the risk of flooding both on and off site in accordance with the National Planning Policy Framework 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.

12. Prior to the commencement of development, a noise mitigation strategy to serve the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed strategy, be fully implemented prior to the first occupation of the development and retained thereafter.

Reason: In the interests of the amenities of the future occupiers of the development, in accordance with Policy S10 of the West Northamptonshire Joint Strategy. This condition is required to agree such details in a timely manner.

13. Notwithstanding the details submitted, full details of cycle storage to serve the development shall be submitted to and agreed 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 and retained thereafter,

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

14. The development hereby permitted shall not comprise more than 50 dwellings.

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

15. None of the buildings hereby permitted shall have a height in excess of 8.5m.

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

16. Prior to the commencement of development, an arboricultural impact assessment and a site specific arboricultural method statement shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reasons: In the interests of securing a satisfactory standard of development in accordance with the requirements of Policy BN3. This condition is required to ensure timely submission of details.

17. Notwithstanding the details submitted and prior to the commencement of development, a Phase 2 intrusive ground investigation shall be submitted to and agreed in writing by the Local Planning Authority to fully characterise the ground conditions at the site, including the potential for shrinking/swelling clays to be present. The ground investigation should target the shallow soils (particularly any backfilled/reworked materials) to determine the concentrations of naturally occurring arsenic and other potential contaminants.

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 agree such details in a timely manner.

18. 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.

10. BACKGROUND PAPERS

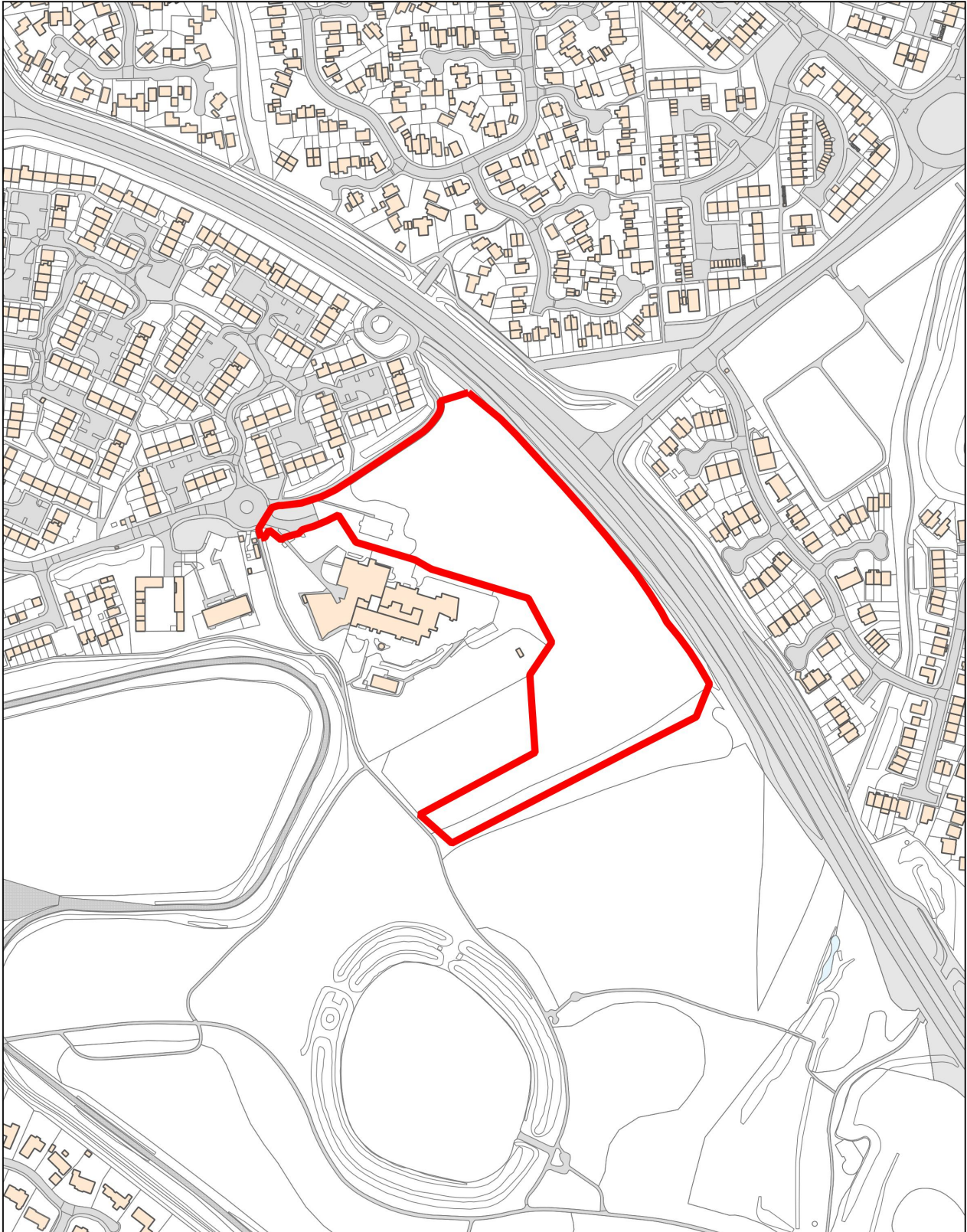
10.1 None.

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 Hunsbury Park Primary School, Dayrell Road**

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Date: 09-11-2017

Scale: 1:3,240

Drawn by: -----