

Addendum to Agenda Item Wednesday 31st October 2018

5. ITEMS FOR DETERMINATION

Item 5

N/2014/1429

Outline Planning Application (all matters reserved except access) for a Sustainable Urban Extension comprising up to 3,000 dwellings including affordable housing; up to 7.2ha employment land (Class B1 office/light industry and Class B2 general industry); a local centre to accommodate a food store (2,230m²), 6 shop units (750m²) for retail (Class A1), professional and financial services (Class A2), restaurant/cafe (Class A3), drinking establishment (Class A4) and hot food takeaway (Class A5); public house/restaurant; nursery (Class D1); 2 primary schools; secondary school; redevelopment of Grange Farm for cafe/restaurant/public house or hotel; extension of the North West Bypass on the site; provision of open space and strategic landscaping and wildlife corridors; surface water/flood management works and associated engineering works for drainage and services.

Dallington Grange, Mill Lane, Kingsthorpe

Paragraph 7.91 - amendment

The early delivery of the 100 units of affordable housing “will be secured by way of a S106 obligation ensuring delivery prior to occupation of the 300th dwelling on site”.
(reference to ‘market’ removed)

Paragraph 7.93 – amendment

Additional

Inclusion of obligation within the S106 legal agreement to ensure delivery of the section of NWRR within the application site by 30th September 2021 and ensure appropriate land is retained for dualling.

104 further representations have been received, the comments of whom are summarised as follows:

- NCC Highways’ own data predicts that traffic on Brampton Lane will increase by 87% in 2021 if the NWRR goes ahead. This will have huge impact on residents in Kingsthorpe, Whitehills, Spring Park and far beyond.
- Added congestion on Ryehill, Mill Lane, Harlestone Road
- Lack of confidence in NCC Highways’ presentation of data in consultation on the North West Relief Road and Northampton North Orbital Route which exaggerated greatly the benefits of the schemes.
- Surely a dualled carriageway is the only viable option.
- Development plans should cease until proper road infrastructure is in place.
- The highways are inadequate and villages used as rat runs.
- Loss of part of Harlestone Firs, green space, wildlife and dog walking area.
- No provision on plan for doctors surgeries or dentists, lack of healthcare.

- Proposals will take away a home and successful livery yard.
- Committee objected to Buckton Fields application, how can Dallington be considered so soon?
- Increase in noise and air pollution.
- Impact on enjoyment of adjacent allotment.
- The new estate will attract crime.
- Not enough affordable housing.
- Lack of school places for children.
- Impact on flooding.
- No money injected into local areas, it will make a divide between the local communities.
- Not enough police to cope.
- Being flooded with estates in a very short period, and becoming hard to absorb them and have decent quality of life.

Officer response:

The site is allocated in the West Northamptonshire Joint Core Strategy for development as a Sustainable Urban Extension and the necessary infrastructure requirements have been identified within the Core Strategy as part of that allocation, including the provision of the North West Relief Road (NWRR). The proposed development is only required to mitigate the impacts arising from this development, and the Highway Authority are satisfied that the proposed off-site highway mitigation measures and the delivery of the NWRR will sufficiently mitigate the impacts of the proposed development such that the impact will not be severe, in accordance with the requirements of the National Planning Policy Framework. The NWRR will re-distribute traffic, and it is recognised that whilst the NWRR will bring significant relief to some areas, it will bring additional traffic to other areas such as Brampton Lane. However, the NWRR will be subject to its own planning application, and will be required to mitigate its own environmental and highway impacts in accordance with policy requirements.

In respect of comments raised regarding the Council's objection to the consultation on the Buckton Fields development, the matter was considered by Planning Committee on 21st November 2018 and Committee resolved to object to the proposal on the grounds of insufficient provision of highway infrastructure to mitigate the impacts of the development prior to delivery. Since that time, both the Borough and County Council have confirmed their commitment to the delivery and funding of the NWRR and it is currently expected that construction of the scheme will begin early in 2020, with the road opening toward the end of 2021. In addition, the delivery of the Dallington Grange development would deliver the next section of the NWRR and contribute towards the funding of the required final link. As such, there is now significant commitment towards the delivery of additional highway infrastructure to mitigate the impacts of development proposed.

In respect of concerns raised regarding crime, Condition 10 requires details to be submitted demonstrating how the scheme will achieve Secure By Design standards, and the potential provision of a police drop-in centre within the local centre or community facility would form part of ongoing discussions with the developer as part of any reserved matters application.

In respect of other concerns raised above, these matters are addressed in the committee report.

Amendments to Conditions and additional Conditions 49 & 50

1. Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") in any phase or sub-phase shall be submitted to and approved in writing by the local planning authority before any development in that phase or sub-phase begins and the development shall be carried out as approved.

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 first reserved matters shall be made to the Local Planning

Authority before the expiration of three years from the date of this permission, and application for approval of all remaining reserved matters shall be made within ten years from the date of this permission.

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

3. The development hereby permitted shall begin no later than two years from the date of approval of the first of the reserved matters to be approved, and development of any subsequent phase or sub-phase shall begin no later than two years from the date of approval of the reserved matters for that phase or sub-phase.

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

4. The number of dwellings to be constructed shall not exceed 3,000.

Reason: To accord with the requirements of Policy N7 of the West Northamptonshire Joint Core Strategy.

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

- Land Use Parameter Plan, drawing no. P1053-04 Sheet 2 Rev O
- Green Infrastructure Parameter Plan, drawing no. P1053-04 Sheet 4 Rev O
- Building Heights Parameter Plan, drawing no. P1053-04 Sheet 5 Rev O
- Access Parameter Plan, drawing no. P1053-04 Sheet 03 Rev O
- Design and Access Statement, document ref. P.1053_11F, April 2018
- Illustrative Masterplan, drawing no. P1053_01 Rev Q.

Reason: To ensure a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

6. Prior to the submission of the first reserved matters application, a Design Code covering the whole of the site shall be submitted to and approved in writing by the Local Planning Authority. The Design Code shall be formulated having regard to the approved Design and Access Statement (document ref. P.1053_11F, April 2018), and respond to the recommendations of Building for Life 12, and shall include the following details:

- The proposed movement network delineating the primary, secondary and tertiary streets and pedestrian and cycleway connections, setting out the approach to estate design, treatment of non-vehicular routes and car and cycle parking.
- Phased layout principles to include urban structure, form and layout of the built environment, building heights, densities, legibility, means of enclosure, key gateways, landmark buildings and key groups.
- The proposed layout, use and function of all open space within the development based on the principles set out in the submitted Green Infrastructure Strategy dated April 2018.
- The approach to and design principles applied to parking (on street and off-street).
- The design approach for areas within the public realm including landscaping and hard surface treatments, lighting, street trees, boundary treatments, street furniture and play equipment.
- Servicing, including utilities, design for the storage and collection of waste and recyclable materials.

- The design principles that will be applied to the development to encourage security and community safety.
- Design principles that will be applied to the mixed use areas, local centres and employment areas;
- External materials, to include a palette of wall and roof finishes, windows, doors, porches, heads, cills, chimneys, eaves and verges and rainwater goods
- Design principles for the incorporation of Sustainable Urban Drainage Systems (SUDS) throughout the development.

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

Reason: In the interests of securing a sustainable and secure development in accordance with the requirements of Policies S10 and N7 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

7. Prior to the submission of the first reserved matters application, a detailed phasing plan for the development that identifies stages at which each element of the proposed development (including affordable housing, the local centre, open space, community facilities, employment areas, open space, sports provision, play equipment, primary schools, secondary school, housing, highway infrastructure and SUDs) shall be commenced, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the timely provision of facilities and to ensure the delivery of a sustainable and satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

8. Contemporaneously with the submission of reserved matters applications for each phase or sub-phase of development containing non-residential development, a sustainability strategy including pre-assessment checklist detailing a method of achievement of BREEAM “very good” (or equivalent) for any non-residential development shall be submitted to the Local Planning Authority. No development in that phase or sub-phase shall take place until the sustainability strategy has been approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved sustainability strategy.

Reason: In the interests of the environment and to promote sustainable development in accordance with Policies S10 and S11 of the West Northamptonshire Joint Core Strategy and the aims of the National Planning Policy Framework.

9. As part of each reserved matters application details of existing and proposed ground levels and finished floor levels of the development in relation to adjoining land levels shall be submitted for approval in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details.

Reason: In the interests of surrounding amenity and to ensure a satisfactory standard of development in accordance with the requirements of Policies S10 and H1 of the West Northamptonshire Joint Core Strategy and the aims of the National Planning Policy Framework.

10. As part of each reserved matters application, a scheme shall be submitted for approval in writing by the Local Planning Authority that demonstrates how the objectives of Secured by Design have been addressed in the development as identified in the approved Design

and Access Statement (document ref. P.1053_11F, April 2018). The approved details shall be implemented concurrently with the reserved matters development.

Reason: To ensure a satisfactory standard of development in accordance with the requirements of Policies S10 and H1 of the West Northamptonshire Joint Core Strategy and the aims of the National Planning Policy Framework.

11. A minimum of 10% of the residential units on any phase or sub-phase shall be designed to provide accessible and adaptable accommodation that meets the requirements of M4(2) of Part M of the Building Regulations or any subsequent equivalent standard.

Reason: To ensure the provision of a range of housing to meet different accommodation needs in accordance with the requirements of Policy H1 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

12. Concurrently with the submission of reserved matters applications for each phase or sub-phase of development, full details of the proposed surface treatment of all roads, access and parking areas, footpaths, cycleways and private drives, including their gradients, within that phase shall be submitted to the Local Planning Authority. No development in that phase shall take place until the details have been approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.

Reason: To secure a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

13. As part of the relevant reserved matters application, engineering and construction details of the proposed access from Conway Close as shown indicatively on drawing no. 2560-GA-101 Rev B shall be submitted for approval in writing by the Local Planning Authority. The access shall be provided in accordance with the approved details prior to the occupation of the 300th dwelling.

Reason: To ensure the appropriate mitigation of highway impacts and in the interests of securing a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

14. Prior to the occupation of any dwelling, engineering and construction details of the following highway improvements shall be submitted to and approved in writing by the Local Planning Authority:

- Harlestone Road/ Quarry Road/ Lodge Way (shown indicatively on drawing no. 2560/SK/020 Rev A);
- A428/Harlestone Road/ Firs View/ Lodge Drive/ Lodge Way (shown indicatively on drawing no. 2560/SK/021 Rev A);

The works shall be carried out in accordance with the approved details prior to the occupation of the 100th dwelling on site.

Reason: To ensure the appropriate mitigation of highway impacts and in the interests of securing a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

15. Prior to the occupation of the 501st dwelling, engineering and construction details of the following highway improvements shall be submitted to and approved in writing by the Local Planning Authority, and the works have been carried out in accordance with the approved

details as follows:

- New Sandy Lane/ Harlestone Road roundabout (as shown indicatively on drawing no. 2560/SK/017 Rev A) to be delivered prior to occupation of 601st dwelling;
- Mill Lane site access roundabout and link (as shown indicatively on drawing no. 2560/SK/015 Rev A) to be delivered prior to occupation of 1429th dwelling;
- Hawksmoor Way/ Hawksmoor Drive access (as shown indicatively on drawing no. 2560/SK/009 Rev E) to be delivered prior to occupation of 2,274th dwelling.

Reason: To ensure the appropriate mitigation of highway impacts and in the interests of securing a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

16. Notwithstanding the details submitted, full details of walking and cycling measures into the site (including two Pegasus crossings on the proposed section of the North West Relief Road to be delivered within the site) and including full engineering and construction details and a timetable for implementation 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 implemented in accordance with the agreed timetable and shall be retained thereafter.

Reason: In the interests of promoting sustainable transport methods and to ensure a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

17. Concurrently with the submission of each reserved matters application, details of the precise number, location and details of the bus stop provision for that phase or sub-phase, including raised boarders, flag, pole, shelter with real time, shall be submitted for approval in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of any dwellings within the relevant phase.

Reason: In the interests of promoting sustainable transport methods and to ensure a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

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

Reason: In the interests of promoting sustainable transport methods and to ensure a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

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

Reason: In the interests of surrounding amenity in accordance with Policies S10 and BN9

of the West Northamptonshire Joint Core Strategy.

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

- a) The management of traffic and routing during construction: to address site access, routes within site kept free from obstruction, wheel washing, travel plan for construction workers, loading and unloading, vehicle parking and turning areas, a scheme for prevention of surface water discharges onto the highway;
- b) Location of access points for site traffic for that phase of development;
- c) Detailed measures for the control of dust during the construction phase of development;
- d) The location and size of compounds;
- e) The location and form of temporary buildings, adverts and hoardings;
- f) Details for the safe storage of any fuels, oils and lubricants;
- g) Construction of exclusion zones to prevent soil compaction for large scale planting areas, public and school playing fields, and remediation of any soil compaction;
- h) A scheme for the handling and storage of topsoil;
- i) A scheme for the protection of areas and species of ecological interest and for the mitigation of any possible harm to such areas or species in accordance with the principles set out in the Outline Construction Ecological Management Plan dated September 2018 by Ecology Solutions Ltd;
- j) Details of any temporary lighting;
- k) Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- l) Measures for the control of noise emanating from the site during the construction period;
- m) Construction Plant Directional signage (on and off site);
- n) Provision for all site operatives, visitors and construction vehicles, loading and unloading of plant and materials;
- o) Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.

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

Reason: In the interests of the protecting the surrounding environment and amenity, and highway impacts in accordance with Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

Concurrently with the reserved matters submission for each phase or sub-phase, a noise assessment of the exposure of proposed residential premises, with particular reference to bedrooms, based on the final building and estate layout, due to transportation noise shall be submitted for approval in writing to the Local Planning Authority. The assessment shall take into account the likely growth of traffic over the next 15 years. Where any habitable room or outdoor amenity space cannot achieve the noise levels recommended by the World Health Organisation, a scheme to protect outdoor amenity space and any affected habitable rooms shall be submitted to the Local Planning Authority for written approval. The development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development and in the interests of residential amenity in accordance with Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

21. Before any non-residential development commences as part of the overall development a Noise Assessment shall be submitted for approval in writing by the Local Planning Authority specifying the sources of internal and external noise and the provisions to be made for its control. The approved scheme shall be implemented prior to the occupation of the non-residential unit in accordance with the approved details.

Reason: In the interests of surrounding amenity in accordance with Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy.

22. Concurrently with the reserved matters submission for each phase or sub-phase of the site adjoining Lodge Farm Industrial Estate, a Noise Assessment shall be submitted for approval in writing by the Local Planning Authority specifying the sources of internal and external noise and the provisions to be made for its control to mitigate impacts on proposed residential units within that phase or sub-phase. The approved scheme shall be implemented prior to the occupation of any residential units within that phase or sub-phase.

Reason: In the interests of surrounding amenity in accordance with Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy.

23. For each development phase or sub-phase containing non-residential uses, a scheme for the containment, mitigation and management of noise emanating from non-residential uses within the site, including details of all external mechanical fixed plant equipment, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of each individual building. The scheme shall be implemented in accordance with approved scheme.

Reason: In the interests of surrounding amenity in accordance with Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy.

24. Prior to construction work commencing in each phase or sub-phase of development, an intrusive site investigation for that phase or sub-phase of development shall be carried out in accordance with the recommendations of the **WSP** Report contained within the submitted Environmental Statement and the results shall be used to produce a remediation scheme, which shall be submitted to the Local Planning Authority for approval in writing. 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.

25. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 25, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 25, 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.

26. Prior to the occupation of any part of each phase or sub-phase, details of the provision for the storage and collection of refuse and materials for recycling shall be submitted for approval in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter. No dwelling or other unit shall be occupied until the associated refuse storage facility has been provided in accordance with the approved details.

Reason: To secure a satisfactory standard of development and in the interests of residential amenity in accordance with Policy S10 of the West Northamptonshire Joint

Core Strategy and the National Planning Policy Framework.

27. Concurrently with the Reserved Matters submission for each phase or sub-phase, a Low Emissions Strategy, for that phase or sub-phase, shall be submitted in writing to the Local Planning Authority for approval. The strategy should include an assessment of low emission vehicle technology and infrastructure (including electronic charging points for vehicles, rapid charging points, travel plans, bike schemes, low emission bus services and car clubs) and the integration of this technology into the development.

The Low Emissions Strategy shall contain target for emission reductions and timescale, with pollution savings quantified. The strategy shall be implemented in accordance with the strategy as approved.

Reason: In the interests of improving air quality and reducing greenhouse gases in accordance with the requirements of Policies S10 and S11 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

28. Artificial lighting shall not be installed (other than in residential development) until full and precise details have been submitted to and approved by the Local Planning Authority. The approved scheme shall be constructed and installed in full accordance with the approved details and shall thereafter be maintained in full accordance with the approved details.

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

29. No reserved matters applications shall be submitted until:

- a) A Written Scheme of Investigation for archaeological trial trench evaluation for the application site has been submitted to and agreed in writing by the Local Planning Authority; and
- b) The Applicant has secured the implementation of a programme of archaeological work in accordance with the scheme approved in (a).

The development hereby approved shall be carried out in accordance with the approved programme.

Reason: To ensure the appropriate management and recording of the archaeological resource within the application site in accordance with the requirements of Policies BN5 and N7 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

30. No development shall take place in those parts of the application site which either:
- a) the previous archaeological work (as detailed in Chapter 12 of the submitted Environmental Statement) has identified as containing archaeological activity;
 - b) the archaeological investigation(s) approved in Condition 30 identifies as comprising additional areas of archaeological interest,

until a Scheme of Archaeological Resource Management (SARM) and a Heritage Management Plan have been submitted to and approved in writing by the Local Planning Authority.

The SARM will secure an appropriate programme of archaeological mitigation for the application site as a whole identifying those archaeological areas within the site that are sufficiently significant as to require mitigation, consistent with (a) and (b) above. It will provide the strategy for the recording, management and publication of the archaeological resource identified within those areas. The SARM will include provision for a suitable and

proportionate programme of mitigation to be undertaken across development phases, including, where possible, all infrastructure works, if the archaeological activity is known to extend into these areas and its legibility would be anticipated to be lost should the archaeological mitigation be split between phases. The development shall be carried out in accordance with the approved details.

Reason: To secure appropriate archaeological mitigation works within the application site in accordance with the requirements of Policies BN5 and N7 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

31. The Scheme of Archaeological Resource Management (SARM), Heritage Management Plan and associated programme of mitigation shall be used to inform the implementation of a 'no build' exclusion area defining the limits for development around the causewayed enclosure the details of which shall be submitted for approval in writing by the Local Planning Authority. The approved details shall be used to inform the layout of subsequent reserved matters applications for that phase or sub-phase.

Reason: To ensure the appropriate management and recording of the archaeological resource within the application site in accordance with the requirements of Policies BN5 and N7 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

32. A Written Scheme of Investigation for each archaeological area identified within the SARM, consistent with Condition 32, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development within that corresponding phase or sub-phase. The development shall be carried out within that phase or sub-phase in accordance with the approved details. The Written Scheme of Investigation will include the following components, completion of each of which will trigger the phased discharging of the condition:

- a) the approved archaeological fieldwork programme, which shall be completed in accordance with the approved Written Scheme of Investigation, for each identified archaeological site, prior to the commencement of any other works on that site;
- b) post-excavation assessment (to be produced within eight months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority); and
- c) completion of post-excavation analysis, preparation of site archive ready for deposition at a repository approved by the Local Planning Authority, completion of an archive report, and submission of a publication report (to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority).

Reason: To secure appropriate archaeological mitigation works within the application site in accordance with the requirements of Policies BN5 and N7 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

33. Prior to the commencement of any development or clearance/vegetation removal on land within the causewayed enclosure and the exclusion area identified in Condition 30, a detailed Heritage Management Plan shall be submitted to the Local Planning Authority for approval in writing. This shall include, but not be limited to the following:

- a) Details of the location and type of fencing to protect the archaeological exclusion zone during construction, including when it is to be erected, the duration of its retention and how it will be maintained/checked at appropriate intervals to ensure it remains effective;
- b) A detailed strategy for the preservation *in situ* of the causewayed enclosure, including the extent of the buffer zone, the treatment and planting of this area and its future maintenance and management in perpetuity;
- c) Details of enhanced public access to the causewayed enclosure site, including the position and treatment of any footpaths;
- d) Measures to enhance public knowledge, education and understanding of the causewayed

- Enclosure (e.g. heritage trails/interpretation boards/information leaflets etc.);
- e) A written scheme of investigation for any archaeological mitigation that maybe required in association with works (public access, engagement) within the causewayed Enclosure. This shall include the timeframe for the completion of the works and submission of the report and archive if required.
 - f) A provision that in the event that archaeological mitigation by record is required it will be undertaken according to the SARM.

Reason: To ensure the preservation *in situ* and management of the causewayed enclosure, a heritage asset of high significance, in accordance with the requirements of Policies BN5 and N7 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

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

Reason: To ensure the appropriate protection of trees and hedgerows within the site in accordance with the requirements of Policy BN3 of the West Northamptonshire Joint Core Strategy.

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

Reason: To ensure the appropriate protection of trees and hedgerows within the site in accordance with the requirements of Policy BN3 of the West Northamptonshire Joint Core Strategy.

36. Concurrently with the reserved matters submission for each phase or sub-phase, a detailed Landscaping and Ecological Management Plan (LEMP) setting out in detail the measures to achieve an overall long-term gain in biodiversity and landscape value throughout the site, timescales for implementation, and the long-term management measures to be implemented, shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall be based on the principles of the submitted Outline LEMP dated September 2018 by Ecology Solutions Ltd, and shall make specific provision for the re-location, provision and future management of acid grassland within the application site, and measures for the protection of the Kingsthorpe Tussocks Local Wildlife Site. The development shall be carried out in accordance with the approved details.

Reason: In the interest of biodiversity and to secure a satisfactory standard of development in accordance with the requirements of Policies BN2, S10 and Policy N7 of the West Northamptonshire Joint Core Strategy.

37. Prior to the submission of each reserved matters application for each phase or sub-phase of development, details of the need and scope for updating any protected species surveys for

that phase or sub-phase of development shall be submitted for approval in writing by the Local Planning Authority. Any updated surveys shall be submitted as part of the reserved matters application. The development shall be carried out in accordance with any approved mitigation measures contained therein.

Reason: In the interest of biodiversity and to secure a satisfactory standard of development in accordance with the requirements of Policy BN2 of the West Northamptonshire Joint Core Strategy.

38. Bat and bird boxes shall be provided in accordance with a scheme which has been submitted to and approved by the Local Planning Authority as part of each reserved matters application. The details shall be implemented concurrently with the development and thereafter retained and maintained.

Reason: In the interest of biodiversity and to secure a satisfactory standard of development in accordance with the requirements of Policy BN2 of the West Northamptonshire Joint Core Strategy.

39. Before any above ground works commence a foul water strategy shall be 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 approved foul water strategy in relation to that phase.

Reason: In the interests of flood prevention and to ensure a satisfactory standard of development in accordance with Policies BN7 and S10 of the West Northamptonshire Joint Core Strategy the National Planning Policy Framework.

40. The development hereby permitted shall not be commenced until such time as a plan, showing all built development to be located in Flood Zone 1 (<0.1% 1 in 1000) (with the exception of the Hawksmoor Way Access) is submitted to, and approved in writing by, the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policies BN7 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

41. The development hereby permitted shall not be commenced until such time as a scheme to provide suitable access roads over the Main River has been submitted to, and approved in writing by, the Local Planning Authority.

The structure should be clear span with a soffit above the 0.5% (1 in 200) plus climate change flood level. Any abutments should be outside the 5% (1 in 20) flood extent.

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

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policies BN7 of the West Northamptonshire Joint Core Strategy the National Planning Policy Framework.

42. No development approved by this planning permission shall take place until such time as a scheme to ensure appropriate land use and flood mitigation within the reservoir flood extents, has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme approved under Condition 7.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policies BN7 of the West Northamptonshire Joint Core Strategy the National Planning Policy Framework.

43. Before any above ground works commence full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment prepared by WSP UK Limited document reference number 70002560 dated as revised 30th April 2018 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details.

These 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. Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.

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

c) Demonstration that for events with a return-period in excess of 3.3% (1in30), exceedance flow routes are appropriately routed such that there is no residual risk to property and critical infrastructure.

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 requirements of Policy BN7 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

44. Notwithstanding the submitted details, the development shall include the provision of a minimum of 7.2 hectares of employment land (Use Class B1/B2 as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)) and a further minimum of 2.8 hectares of employment land for non-Class B employment uses.

Reason: To ensure the delivery of an appropriate level of employment within the site in accordance with Policy N7 of the West Northamptonshire Local Plan.

45. The development hereby permitted shall include a single food store (Use Class A1) of no more than 2,230 square metres (gross) and no more than six retail units (which shall be used for purposes falling within Use Classes A1, A2, A3, A4 and A5) and will have a combined area of no more than 750 square metres (gross).

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

46. The food store hereby permitted shall have a floor space of no more than 2,230 square metres GIA, of which no more than 1,500 square metres shall be used for the display and sale of goods and services. A minimum of 75% of the retail unit shall be used for the display and sale of convenience goods and a maximum of 25% of the retail unit shall be used for the display of comparison goods.

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

47. The food store hereby permitted shall not be divided to form more than one retail unit.

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

48. The retail units hereby permitted shall be kept as separate units and shall not be merged, at any time, to form a smaller number of units.

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

49. Prior to any works commencing to the Mill Lane access (as shown indicatively on drawing no. 2560/SK/015 Rev A), full details including a timetable for the laying out of the re-configured sports pitches adjacent to Nene Way in accordance with drawing no. P.1053-01 Sheet No. 12 Rev. Q shall be submitted for approval in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of amenity and to ensure continued provision of existing sports facilities in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

50. Notwithstanding the details submitted, full details, including a timetable for implementation, of re-surfacing to ensure all weather usage to Public Right of Way HW44 and Public Bridleway HW6 within the application site as shown on drawing no. P1053-04 sheet No. 01 Rev O shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure the provision of a safe route away from vehicles and to secure a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.