

PLANNING COMMITTEE: 22nd October 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1238

LOCATION: 69B Kettering Road

DESCRIPTION: Proposed conversion of warehouse/factory to 25 no. flats and demolition of single storey projection and removal of dormer

WARD: Castle Ward

APPLICANT: Elsevier Group Ltd
AGENT: Mr Mizanur Rahman

REFERRED BY: Head of Planning
REASON: Major application

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

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

The principle of residential development is acceptable in a residential area and would contribute towards the Council's five year housing land supply and secure the long term viability on a non-designated heritage asset in a Conservation Area. As part of a balanced assessment, and subject to conditions, no harm has been identified that would significantly and demonstrably outweigh the benefits. The development is therefore considered to be in accordance with the requirements of the National Planning Policy Framework, Policies S1, S10, H1, H2, BN5, BN7, BN9, E1, INF1 and INF2 of the West Northamptonshire Joint Core Strategy, and Saved Policies E20, E26 and B32 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The application proposes the conversion of the former leather works into 25 x 1 bed flats, including the demolition of a single storey front projection. The proposal also includes the removal of a roof dormer, alterations to fenestration details and the erection of bin and cycle stores.

3 SITE DESCRIPTION

- 3.1 The application site is located close to Northampton Town Centre within the Boot and Shoe Quarter Conservation Area. It comprises the former Dickens Bros leather works and is located in a courtyard to the rear of the shopping parade fronting Kettering Road. It is accessed through an attractive archway building and the entrance to the application property provides a pleasing termination to views into the courtyard. The application building, and in particular its roof form, is visible in views along Dunster Street, to the west of the site.
- 3.2 The Boot and Shoe Quarter Conservation Area Appraisal document identifies the application property as a historic shoe factory that is a local list candidate and also refers to the building as having great prominence in the streetscene, including an impressive rear courtyard.

4 PLANNING HISTORY

- 4.1 None relevant.

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.

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

5.2 National Policies

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

Paragraphs 7-12 - Presumption in favour of sustainable development.

Section 5 - Delivering a sufficient supply of homes

Section 8 - Promoting healthy and safe communities.

Section 9 - Promoting sustainable transport

Section 12 - Achieving well-designed places.

Section 15 - Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

5.3 West Northamptonshire Joint Core Strategy (2014)

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

S1 – The Distribution of Development

S10 – Sustainable Development Principles

H1 – Housing Developments

H2 – Affordable Housing

BN5 – Historic Environment and Landscape

BN7 – Flooding

BN9 – Noise, Contamination and Air Quality

E1 – Existing Employment Areas
INF1 – Infrastructure Delivery
INF2 – Infrastructure Requirements

5.4 Northampton Local Plan 1997 (Saved Policies)

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

E20 - New Development (Design)
E26 - Conservation Areas
B32 - Amelioration of Business Impact

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004
Affordable Housing Interim Statement (2013)
Planning Obligations SPD (2013)
Boot and Shoe Quarter Conservation Area Appraisal and Management Plan (2011)

6 CONSULTATIONS / REPRESENTATIONS

Comments received are summarised as follows:

6.1 **Environment Agency:** No comments.

6.2 **Construction Futures:** A financial contribution should be sought to secure a construction training programme.

6.3 **NBC Conservation:** The building is part of a significant group of industrial buildings within the Boot and Shoe Quarter Conservation Area that make a positive contribution to its character and appearance of the area. It is identified as a potential candidate for the Local List in the adopted appraisal and management plan for the area. If vacant, conversion to residential use of the existing structure, working with the existing scale and window openings, may be acceptable in principle as a means of securing a viable future for the building.

The application has deleted a roof extension proposed under a pre-application enquiry and the application scheme works better with the building. However, the replacement of the existing timber and metal windows with grey upvc units would harm its appearance and this harm to a non-designated heritage assets would not be outweighed by wider public benefits (Officer Note: Amended plans received detailing that new windows and doors would be timber double glazed).

The insertion of doors within the windows should also be reconsidered; the number of roof lights is also excessive – if justified, then metal conservation-style roof lights, fitted flush to the plane of the roof should be specified together with timber doors (Officer Note: Amended plans detail that the roof lights would be conservation style roof lights and new doors would be of timber construction).

Given the historic significance of the building, recording of the building before conversion is justified and should be required by condition.

6.4 **NBC Environmental Protection:** The development would introduce a residential use to the site and standard land contamination conditions should be included on any approval.

The submitted noise assessment is satisfactory and details that standard double glazing should be installed to achieve suitable noise levels within the residential units and this should be secured by condition.

An air quality assessment is not required, however, it is recommended that suitable mitigations measures are considered such as controls on the standards of all gas-fired boilers. In addition, refuse storage should be controlled by condition.

- 6.5 **NCC Archaeology:** The application property was built in 1900 as Dickens Bros Leather Works as part of the firm's expansion from its original premises in Victoria Street. Access to the factory is via an ornate three storey archway on the Kettering Road. The significance of the building lies in its role within the Boot and Shoe Industry in Northampton as well as in its historic fabric. The use of the building would be altered by the proposal but this does not represent an overriding constraint on the development provided that a planning condition for building recording is imposed.
- 6.6 **NCC Development Management:** The development comprises one bed units and therefore no s106 education contributions would be required. However, it is recommended that contributions are sought for libraries, a condition is imposed relating to fire hydrants/sprinklers and guidance is provided relating to broadband.
- 6.7 **NCC Highways:** No concerns regarding the principle of the development.
- 6.8 **NCC Surface Water Drainage Assessment Team:** There is no increase in floor area and therefore no surface water implications.
- 6.9 **Northants Police Crime Prevention Design Advisor:** The site is not readily observed from the road and will therefore benefit from minimal levels of surveillance from passing pedestrians and vehicles. Therefore, the use of CCTV as proposed by the applicant is welcomed however it is important that the development includes other security measures such as external and internal access control measures. The bin store however is too close to the flats and would limit views of the front door and restrict space around the entrance of the building. An internal bike store should be provided per floor.

7 APPRAISAL

Principle of development

- 7.1 The application site is located in a residential area within the urban area of Northampton and therefore development of the site for residential purposes is acceptable in principle under Policy S1 of the Joint Core Strategy.
- 7.2 However, the application property comprises an employment premises which benefits from a lawful B2 General Industrial Use and Policy E1 of the Joint Core Strategy seeks to protect against the unjustified loss of existing employment sites. Although, Saved Policy B32 does allow for the loss of employment uses in residential areas where the existing use adversely affects the environment of its surroundings.
- 7.3 In terms of the loss of the lawful employment use on the site, it is understood that the property has been vacant for some two years. In addition, the application has been supported by a Marketing Statement which indicates that the property has been marketed for commercial purposes since June 2018 without any success in securing a commercial tenant. The Marketing Statement also includes a commentary on the difficulties in securing a commercial occupier for this particular unit and identifies issues including a poorly configured layout for modern industrial use (e.g. with only 3 metres floor to ceiling heights and multiple levels), as well as restricted vehicular access such that the report concludes that the premises are not well suited to commercial use. Also, it was apparent from the case officer site visit that the property is in a poor state of repair, with considerable renovations required to bring the building up to standard for any use. In addition, given the close proximity of the site to residential properties, it is considered that there is potential for the lawful use to give rise to conflict with adjoining residential uses. As such, in this instance, no objections are raised to the principle of the loss of the employment generating use.

- 7.4 Notwithstanding the above, the Council cannot presently demonstrate a five year housing land supply. Therefore, in accordance with the presumption in favour of sustainable development in Paragraph 11 of the NPPF, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The development of the site for 25 flats would contribute towards the Council's housing supply with associated social and economic benefits and this therefore weighs in favour of the proposal.

Design and Heritage Assets

- 7.5 Policy H1 of the Joint Core Strategy and Saved Policy E20 of the Northampton Local Plan place great importance on the quality of design of new developments and are in conformity with the NPPF, which advises that planning should always seek to secure high quality design.
- 7.6 The site is located in the Boot and Shoe Quarter Conservation Area such that special attention must be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, with great weight given the conservation of the heritage asset. Furthermore, the application property comprises a leather works built in 1900 with historic significance derived from its role within the Northampton Boot and Shoe Industry and its historic fabric such that it would comprise a non-designated heritage asset. Paragraph 197 of the NPPF details that the effect of an application on the significance of a non-designated heritage asset should be taken account, with any harm requiring a balanced judgement.
- 7.7 The applicant initially explored roof extensions to the property as part of a pre-application enquiry, however the current scheme proposes a residential conversion within the structure of the existing building and principally relies on existing window openings to serve the flats. As such and given that the building has been vacant for some two years and the marketing of the site indicates that the property is not particularly suited for modern employment use (as detailed above), it is considered that the proposed change of use is acceptable from a heritage perspective to secure the long term viability of the property. This is however subject to a building recording condition.
- 7.8 Turning to the detail of the alterations to the property, the application would remove a dormer addition and a single storey front projection to better reveal the historic form of the original building. Although, to facilitate the conversion of the building to residential use, the proposal would involve alterations to windows including the creation of doorways to serve the ground floor gardens and additional roof lights. However, it is considered that the alterations are reasonable to facilitate the conversion of the property. Furthermore, other than the proposed communal entrance door, the new doors would not be visible from public vantage points, with some of the doors being located in windows which are presently bricked up with concrete blocks. Also, the application has been amended to retain the original entrance doors to the leather works as a feature of the development. Moreover, the applicant has agreed to replacement timber windows and conservation style roof lights and full particulars of all replacement fenestration details could be secured by condition. In addition, it is considered that the bin and cycle stores would comprise subservient features to the converted property subject to conditions to secure appropriate materials.
- 7.9 Overall, it is considered that the harm to the non-designated heritage asset from the proposed change of use and alterations to the property would be outweighed by the benefits from securing a long term viable use for this vacant property such that, overall, the proposal would not have an unacceptable impact on the Conservation Area.

Residential amenity

- 7.10 In terms of residential amenity, as required by Saved Policy E20 of the Local Plan, Policy H1 of the Joint Core Strategy and the guidance in the NPPF, it is necessary to consider the amenities of neighbouring properties and also future occupiers of the proposed dwellings on the site.
- 7.11 In respect of the amenity of neighbouring properties, as detailed above, it is considered that the lawful employment use on the site has the potential to adversely impact on residential amenity in

terms of noise, activity and disturbance. In contrast, in planning terms the proposed residential use is by definition appropriate in a residential area and thus the proposal offers benefits to neighbouring residential properties. It is acknowledged that the occupiers of the new flats would be able to overlook neighbouring properties, however the proposal utilises existing window openings in the application property which are not subject to any planning controls regarding glazing such that the proposal would not result in an unacceptable loss of privacy to neighbours. As such, no objections are raised with regards to the amenity of neighbouring properties.

- 7.12 Turning to the amenity of future occupiers, the proposed flats would be 1 bed units and have been designed with floor areas to accord with the National Space Standards. In addition, the Environmental Health Officer raises no objections on noise or odour grounds subject to a condition to control the glazing standards of the windows serving the flats. The outlook from a number of the ground floor units would be somewhat constrained by their close proximity to the boundaries of the site. However, these units would have tall ground floor to ceiling heights with large windows and would also benefit from outdoor amenity space, which is unusual in a location close to the town centre. The accommodation in the roof space would also have constrained outlook with the bedrooms only served by roof lights, although each bedroom would have at least one roof light with a low cil height offering some outlook and the open plan kitchen and lounges serving these apartments in the roof would be served by a window as well as roof lights. As such and taking into account the benefits of securing a long term viable use for a non-designated heritage asset in a Conservation Area and the location of the site on the periphery of the town centre, it is considered that the proposal would afford an acceptable standard of amenity for future occupiers.

Parking and Highway Safety

- 7.13 Paragraph 109 of the NPPF advises that development should only be prevented or refused on highway grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.14 The County Highway Parking Standards seek 1 car parking space per 50sqm of industrial floorspace (Use Class B2) and 1 parking space per bedroom from 1 bed properties, as well as cycle storage.
- 7.15 The application site occupies a highly sustainable location on the periphery of the town centre. It benefits from informal parking in a courtyard area that can accommodate some 14 parking spaces and the property has a floorspace of some 1,643sqm. Therefore, under the County Parking Standards, the existing use would require some 33 parking spaces and there is an existing onsite parking shortfall of 19 spaces. In contrast, the proposed 25 flats would generate a parking requirement of 25 spaces under the Standards and therefore would reduce the onsite parking shortfall to 11 spaces. In addition, the proposal would reduce the vehicle movements using the access through the archway compared to the lawful use and would introduce some cycle parking provisions. As such and given that the County Highway Engineer raises no objections to the proposal, it is considered that the proposed development is acceptable on parking and highway safety grounds.

Section 106 Obligations and Affordable Housing

- 7.16 Policies INF1 and INF2 of the Joint Core Strategy seek to secure the provision of infrastructure needed to serve new developments, such as physical, green and social elements, either directly on site or by a financial contribution secured through a planning obligation. Further, Paragraph 56 of the NPPF specifies that planning obligations must only be sought where they meet all of the following tests:
- 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.

- 7.17 In addition, the NPPF details that major housing developments should be expected to provide at least 10% affordable housing, with Policy H2 of the Joint Core Strategy seeking the provision of 35% affordable housing, subject to the assessment of viability, to be provided as an integral part of the development with a tenure to reflect local housing need.
- 7.18 In terms of viability, the NPPF advises that the weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances, including whether the plan and the viability evidence under pinning is up-to-date. Furthermore, the Planning Practice Guidance supporting the NPPF provides detailed standards for viability appraisals and indicates that an assumption of 15-20% profit is a suitable developer return.
- 7.19 The application has been supported by a viability assessment which details that the proposed residential conversion without any affordable housing or financial contributions for infrastructure cannot achieve the standard 15-20% developer profit. The assumptions in the applicant's viability assessment have been tested by an Independent Viability Consultant on behalf of the Council. The Independent Viability Consultant advises that the assumptions made in the submitted assessment are fair and reasonable, and that a policy compliant scheme which provides affordable housing and/or S106 requirements is not viable. The Independent Viability Consultant has also undertaken sensitivity testing of range of scenarios and in all instance found that neither affordable housing nor S106 related payments can be accommodated in the appraisals. The proposed development would not be considered viable having regard to standard benchmarks and any affordable housing or S106 contributions would clearly make the scheme undeliverable.
- 7.20 In light of the above, it is considered that it would not be reasonable to require any affordable housing on the site as it would exacerbate the viability issues relating to the scheme and make the development unviable.
- 7.21 Turning to infrastructure requirements, it is noteworthy the County Council are not seeking any education contributions on the basis that the scheme proposes only one bed units. The County Council are however seeking financial contributions for libraries but, in the absence of a specific planning policy requiring such a contribution, it is considered that there is insufficient justification to include such matters within a Legal Agreement.
- 7.22 A further requirement is for the provision of construction training and the Council would also normally seek contributions relating to off-site open space to mitigate the impacts of the development. These requests would satisfy the tests for planning obligations and the payments would be secured through a s106 legal agreement.
- 7.23 However, the above s106 contributions are also subject to viability assessment as discussed above. Given that conclusions of the viability assessment, the requirement for any contributions would worsen the viability of the development such that it would be undeliverable and the site would remain vacant for a further period. This is a material consideration in determining the planning application. Furthermore, in this instance, it is considered that that the harm arising from the lack of offsite open space and construction training contributions is outweighed by the benefits arising from the delivery of 25 flats to contribute to the Council's housing supply and securing the long term viability of the non-designated heritage asset in a Conservation Area.

Other Considerations

- 7.24 Environmental Health recommend conditions relating to ground contamination and, given the historic use of the property as a leatherworks, it is considered that such conditions would be reasonable.
- 7.25 The comments of Environment Health regarding air quality mitigation measures are noted, however the development would be less intensive from a vehicle movement perspective to the lawful B2 industrial use of the site and matters relating to the efficiency of boilers are addressed under the Building Regulations.

- 7.26 The County Council are seeking a condition relating to fire hydrants/sprinklers, however such matters are also addressed under the Building Regulations.
- 7.27 The comments of the Police Crime Prevention Design Advisor are noted and the scheme has been amended to propose a polycarbonate cycle shelter to open up views of the communal entrance to the flats from the courtyard. Furthermore, it is considered that details of the security measures for the flats such as external access controls can be secured by condition.
- 7.28 In terms of flood risk, the application relates to a residential conversion outside Flood Zones 2 and 3 and no objections have been received to the proposal from the Environment Agency or the Lead Local Flood Authority. As such, it is considered that the proposal would not give rise to flood risk concerns.

8 CONCLUSION

- 8.1 To conclude, the principle of residential development is acceptable in a residential area and the proposal would contribute to the Council's five year housing land supply. The proposed development would however result in the loss of an employment generating use and internal and external alterations to a non-designated heritage asset in a Conservation Area. However, the property has been vacant and marketed for a significant period of time and its layout and location is not well suited to a modern commercial use. Furthermore, there is potential for the lawful employment use to give rise to conflict with adjoining residential uses. Moreover the proposal would secure the long term viability of the non-designated heritage asset and would have not be objectionable with regards to existing or proposed residential amenity or highway impacts.
- 8.2 In addition, it is considered that it has been satisfactorily demonstrated that the scheme would not be viable if any affordable housing or the requisite S106 contributions for open space and construction training are sought. This consideration needs to be weighed against the benefits of the scheme arising from the delivery of housing and securing a viable future for the non-designated heritage asset in a Conservation Area.
- 8.3 Overall, and as part of a balanced assessment, it is considered that the identified harm would not significantly and demonstrably outweigh the benefits. The development is therefore considered to be in accordance with the requirements of the National Planning Policy Framework, Policies S1, S10, H1, H2, BN5, BN7, BN9, E1, INF1 and INF2 of the West Northamptonshire Joint Core Strategy, and Saved Policies E20, E26 and B32 of the Northampton Local Plan.

9 CONDITIONS

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

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

2) The development hereby permitted shall be carried out in accordance with the following approved plans: A531 - SLPa, A631-CP1A, 531 - 1a, A531 - 2, A531 - 3d, and A531 - 4e.

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

3) Prior the commencement of the development hereby permitted, the implementation of a programme of archaeological work shall be secured in accordance with a written scheme of investigation that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy and the guidance in the National Planning Policy Framework. Pre-commencement condition to ensure that archaeological works are undertaken before development commences. Pre-commencement condition to ensure that archaeological works are undertaken before development commences.

4) 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. Pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

5) 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.

6) Prior to the installation of the new timber windows and doors hereby permitted, full details of all the windows and doors to serve the development including drawings at a scale of at least 1:20 and details of glazing formats / secondary glazing to protect the dwellings from noise shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the occupation of the approved development.

Reason: To seek to preserve the character and appearance of the heritage assets and protect the amenity of future occupiers in accordance with Saved Policy E20 and E26 of the Northampton Local Plan and Policies H1, BN5 and BN9 of the West Northamptonshire Joint Core Strategy.

7) The roof lights hereby permitted shall be conservation type with vertical glazing bars and have no parts that project above the plane of the roof.

Reason: To seek to preserve the character and appearance of the heritage assets in accordance with Saved Policy E20 and E26 of the Northampton Local Plan and Policies H1 and BN5 of the Joint Core Strategy.

8) The new brickwork and tiles hereby permitted to the external walls of the existing property shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reason: To ensure that the alterations harmonise with the existing building to preserve the character and appearance of the heritage assets in accordance with Saved Policy E20 and E26 of the Northampton Local Plan and Policies H1 and BN5 of the Joint Core Strategy.

9) The bin store shown on the plans hereby approved shall be constructed prior to the first occupation of the dwellings hereby permitted and retained thereafter.

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

10) Full details of all proposed external facing materials for the bin store shown on the plans hereby approved shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings and heritage assets in accordance with Policies H1 and BN5 of the West Northamptonshire Core Strategy and Policies E20 and E26 of the Northampton Local Plan.

11) The bicycle shelter shown on the plans hereby approved shall be installed prior to the first occupation of the dwellings hereby permitted and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with the National Planning Policy Framework.

12) Prior to the occupation of the dwellings hereby permitted, full details of security measures including details of post boxes, access control and CCTV to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and fully implemented prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of secure development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10 BACKGROUND PAPERS

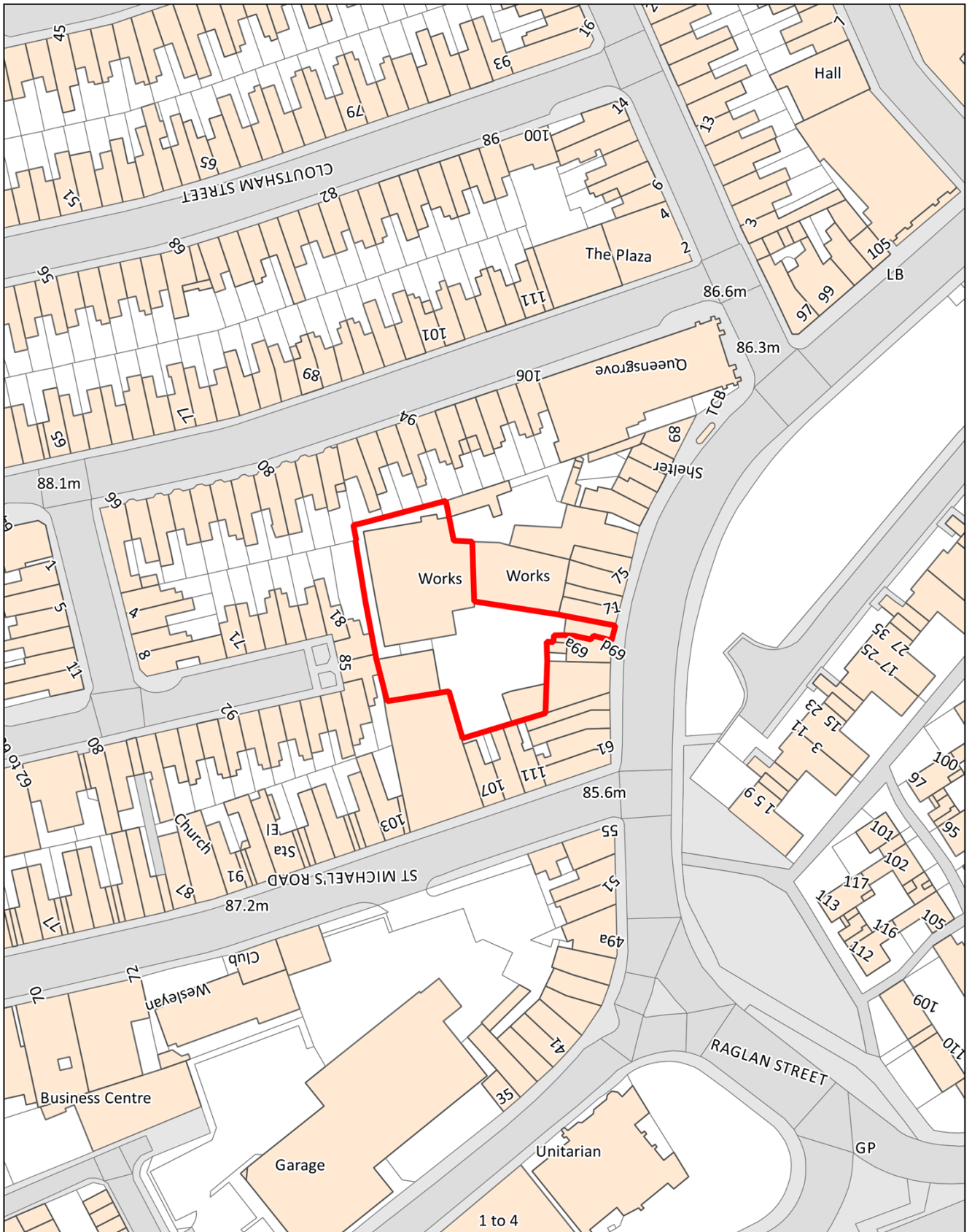
10.1 N/2018/1238.

11 LEGAL IMPLICATIONS

11.1 The development is not 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: **69B Kettering Road**

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Date: 10-10-2019

Scale: 1:1,000

Drawn by: -----