



# South Planning Committee

**A meeting of the South Planning Committee will be held in The Council Chamber at The Forum, Moat Lane, Towcester, NN12 6AD on Thursday 7 December 2023 at 6.00 pm**

## Agenda

<b>1.</b>	<b>Apologies for Absence and Appointment of Substitute Members</b>
<b>2.</b>	<b>Declarations of Interest</b> Members are asked to declare any interest and the nature of that interest which they may have in any of the items under consideration at this meeting.
<b>3.</b>	<b>Minutes</b> (Pages 5 - 8) To confirm the Minutes of the Meeting of the Committee held on 9 November 2023.
<b>4.</b>	<b>Chair's Announcements</b> To receive communications from the Chair.
<b>5.</b>	<b>Proposed Pre-Committee Site Visits</b> Report of the Development Management Manager.  This will be included in the Committee Updates published in advance of the meeting.

### Applications for Determination

<b>6.</b>	<b>Land East of The Meadows, Old Stratford</b> (Pages 11 - 50)
<b>7.</b>	<b>Aston Martin F1, Buckingham Road, Silverstone</b> (Pages 51 - 82)

8.	<b>Land off Mill Lane, Brackley</b> (Pages 83 - 98)
9.	<b>2 Clare Street, Northampton</b> (Pages 99 - 110)
10.	<b>134-138 Kingsley Park Terrace, Northampton</b> (Pages 111 - 124)
11.	<p><b>Urgent Business</b></p> <p>The Chair to advise whether they have agreed to any items of urgent business being admitted to the agenda.</p>

Catherine Whitehead  
Proper Officer  
29 November 2023

**South Planning Committee Members:**

Councillor Stephen Clarke (Chair)  
Councillor Anthony S. Bagot-Webb  
Councillor Harry Barrett  
Councillor Maggie Clubley  
Councillor Karen Cooper  
Councillor Sue Sharps

Councillor Ken Pritchard (Vice-Chair)  
Councillor Dermot Bambridge  
Councillor William Barter  
Councillor Raymond Connolly  
Councillor Enam Haque

## **Information about this Agenda**

### **Apologies for Absence**

Apologies for absence and the appointment of substitute Members should be notified to [democraticservices@westnorthants.gov.uk](mailto:democraticservices@westnorthants.gov.uk) prior to the start of the meeting.

### **Declarations of Interest**

Members are asked to declare interests at item 2 on the agenda or if arriving after the start of the meeting, at the start of the relevant agenda item

### **Local Government and Finance Act 1992 – Budget Setting, Contracts & Supplementary Estimates**

Members are reminded that any member who is two months in arrears with Council Tax must declare that fact and may speak but not vote on any decision which involves budget setting, extending or agreeing contracts or incurring expenditure not provided for in the agreed budget for a given year and could affect calculations on the level of Council Tax.

### **Evacuation Procedure**

If a continuous fire alarm sounds you must evacuate the building via the nearest available fire exit. Members and visitors should proceed to the assembly area as directed by Democratic Services staff and await further instructions.

### **Access to Meetings**

If you have any special requirements (such as a large print version of these papers or special access facilities) please contact the officer named below, giving as much notice as possible before the meeting.

### **Mobile Phones**

Please ensure that any device is switched to silent operation or switched off.

### **Queries Regarding this Agenda**

If you have any queries about this agenda please contact Richard Woods, Democratic Services via the following:

Tel: 01327 322043

Email: [democraticservices@westnorthants.gov.uk](mailto:democraticservices@westnorthants.gov.uk)

Or by writing to:

West Northamptonshire Council  
The Forum  
Moat Lane  
Towcester  
NN12 6AD

This page is intentionally left blank



### South Planning Committee

Minutes of a meeting of the South Planning Committee held at The Forum, Moat Lane, Towcester, NN12 6AD on Thursday 9 November 2023 at 6.00 pm.

**Present:**

- Councillor Stephen Clarke (Chair)
- Councillor Ken Pritchard (Vice-Chair)
- Councillor Anthony S. Bagot-Webb
- Councillor Dermot Bambridge
- Councillor William Barter
- Councillor Maggie Clubley
- Councillor Raymond Connolly
- Councillor Karen Cooper
- Councillor Enam Haque
- Councillor Sue Sharps

**Apologies for Absence:**

- Councillor Harry Barrett

**Officers:**

- James Rodger, Development Management Manager
- Daniel Callis, Principal Planning Officer (For Minute Item 62)
- Harjit Gill, Planning Solicitor
- Richard Woods, Democratic Services Officer

**58. Declarations of Interest**

There were no declarations of interest.

**59. Minutes**

The minutes of the meeting of the Committee held on 5 October 2023 were agreed as a correct record and signed by the Chair.

**60. Chair's Announcements**

The Chair reiterated that as per the email and calendar invite recently circulated by Democratic Services, the date of the December meeting of the Committee had been changed from Thursday 14 December to Thursday 7 December.

The Chair made the following additional announcements:

1. Members of the public were permitted to film, broadcast, and report on the meeting, subject to the efficient running of the meeting not being affected.
2. Members of the public were requested not to call out during the Committee's discussions on any item.
3. The meeting was being webcast on the Council's corporate YouTube channel, therefore all those speaking were asked to please utilise their microphones when doing so.
4. There were no planned fire drills so in the event of an alarm sounding, evacuation instructions would be given by officers.
5. That it be requested that any devices be switched off or onto silent mode.

61. **Proposed Pre-Committee Site Visits**

The Development Management Manager provided a verbal update which recommended that, following a delay to the determination of the aforementioned applications following a previous recommendation for a site visit, the Committee agree to hold Pre-Committees site visit in respect of the following applications:

**Application No.** 2023/5711/PIP

**Proposal:** Permission in principle for the development of 8-9 custom/self-build units

**Location:** Land at Poundfield Road, Potterspurty

**Reason:** To enable the relationship of the development to the village and surrounding area to be assessed

**Application No:** 2023/6117/MAO

**Proposal:** Outline planning application for 11 serviced plots for self-builders and public open space

**Location:** Land to the East of Forest Road, Piddington

**Reason:** To enable the relationship of the development to the village and surrounding area to be assessed.

The Development Management Manager further explained that both recommended site visits related to self-build proposals, and that site visits would be beneficial in enabling the Committee to gain an understanding of the relationship between the proposed developments and the surrounding localities.

**Resolved**

(1) That the proposed Pre-Committee site visits be approved.

**62. 2 Field Way, Helmdon**

The Committee considered application P/WNS/2022/0016/MIS for the diversion of the existing footpath around a new building that has recently been approved in accordance with permission WNS/2022/1717/FUL at 2 Field Way, Helmdon for Mr Paul Duncombe.

There were no public speakers in this item.

In response to questions from Members regarding why this application was brought before the Committee for determination and not determined under delegated authority, the Development Management Manager advised that there was currently no provision in the Officer's Scheme of Delegation for footpath applications to be determined under delegated authority and therefore a Committee decision was required until such time as the Scheme of Delegation could be amended.

It was proposed by Councillor Dermot Bambridge and seconded by Councillor Anthony S. Bagot-Webb that the Case Officer's recommendation be approved. The motion was put to the vote with ten votes cast in favour of the proposal and none cast against, therefore the motion was carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation, and the Committee Updates.

**Resolved**

- (1) That a draft order be made pursuant to Section 257 of the Town and Country Planning Act 1990 to divert part of Public Right of Way Footpath AP30, as detailed on the submitted Section 257 application.
- (2) That authority be delegated to the Assistant Director – Planning and Development to resolve any outstanding objections, and to confirm the unopposed order.
- (3) That, in the event that objections remain and the draft order is still opposed, authority be delegated to the Assistant Director – Planning and Development to refer the matter to the Secretary of State for Levelling Up, Housing and Communities for determination.

**63. 123 Wellingborough Road, Northampton**

Application withdrawn by the applicant prior to the start of the meeting.

**64. Urgent Business**

There were no items of urgent business.

The meeting closed at 18:21

Chair: \_\_\_\_\_

Date: \_\_\_\_\_



West Northamptonshire Council  
South Planning Committee  
Thursday 7 December 2023

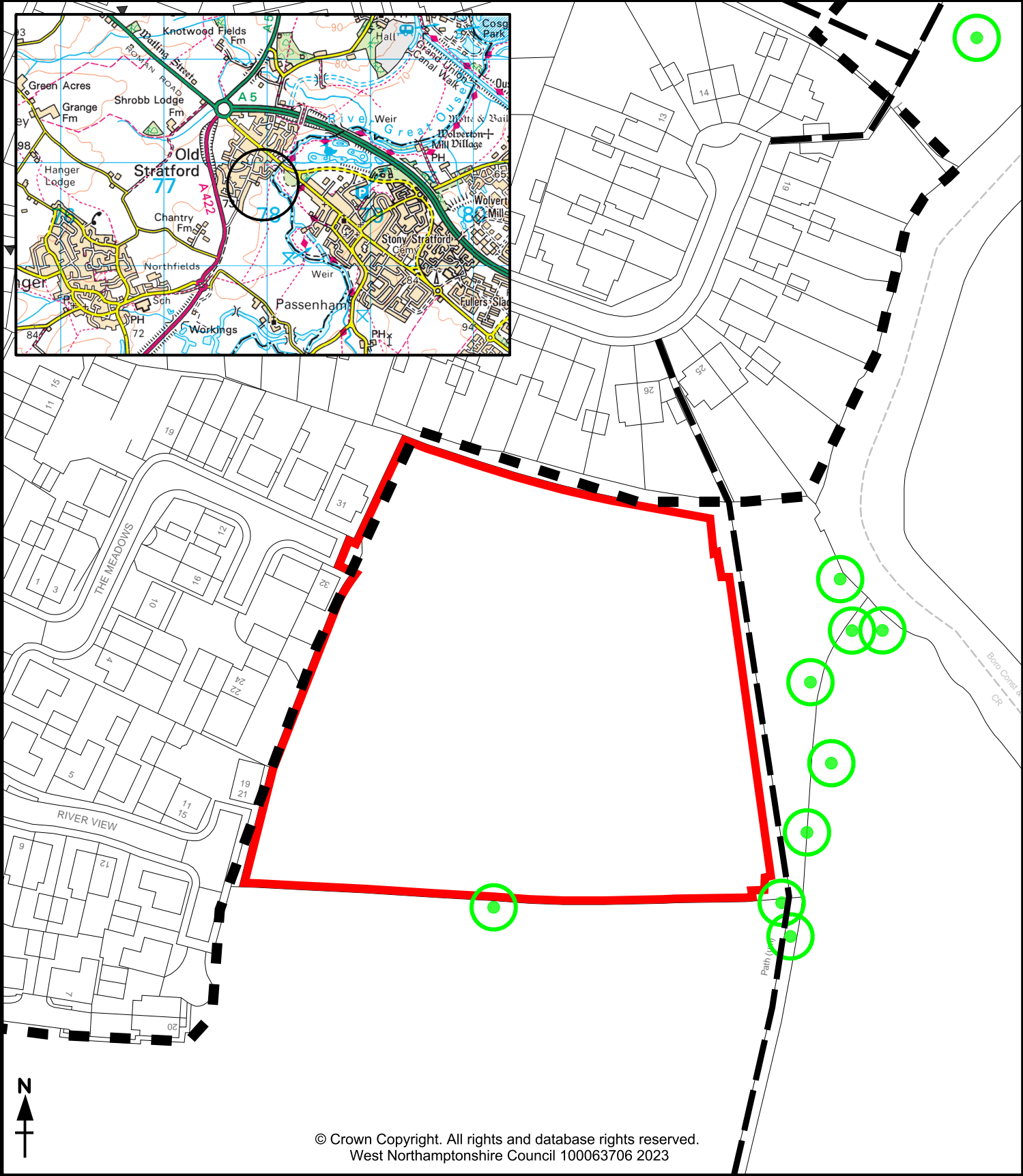
<b>Agenda Item</b>	<b>Ward</b>	<b>Application Number</b>	<b>Location</b>	<b>Officer Recommendation</b>	<b>Case Officer</b>
<b>6</b>	Deanshanger	WNS/2023/0011/MAF	Land East of The Meadows, Old Stratford	*Grant Permission	James Paterson
<b>7</b>	Silverstone	2023/6218/MAF	Aston Martin F1, Buckingham Road, Silverstone	*Grant Permission	James Paterson
<b>8</b>	Brackley	WNS/2023/0054/FUL	Land off Mill Lane, Brackley	*Grant Permission	Rob Burton
<b>9</b>	Castle	WNN/2023/0681	2 Clare Street, Northampton	*Grant Permission	Jonathan Moore
<b>10</b>	St George	WNN/2023/0393	134-138 Kingsley Park Terrace, Northampton	*Grant Permission	Samantha Taylor

\*Subject to conditions and/or legal agreements

This page is intentionally left blank

**Application Number:** WNS/2023/0011/MAF

**Parish:** Old Stratford



© Crown Copyright. All rights and database rights reserved.  
West Northamptonshire Council 100063706 2023

Town/Village: Old Stratford

 Site

 Village/Town Confines

Site Area: 1.0942 Ha

 Public Right of Way

 Tree Preservation Order - Single

Grid Location: SP 77962 40775

Map Scale: 1:1250

This page is intentionally left blank

**Application Number:** WNS/2023/0011/MAF

**Parish:** Old Stratford CP



© Copyright Bluesky World International Ltd 2023

Map Scale: 1:1250

Date Flown: 'Latest Available'

 Site

This page is intentionally left blank



# Planning Committee Report

**Application Number:** WNS/2023/0011/MAF

**Location:** Land east of The Meadows  
Old Stratford

**Development:** Affordable residential development comprising 32 dwellings including public open space, localised land remodelling, flood storage, structural planting and access.

---

**Applicant:** RO Land

**Agent:** Mr Peter Chambers

**Case Officer:** James Paterson

---

**Ward:** Deanshanger

---

**Reason for Referral:** Major application requiring a S106 agreement

**Committee Date:** 07 December 2023

---

## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

**RECOMMENDATION:** THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS AND SUBJECT TO A S106 LEGAL AGREEMENT.

### **Proposal**

Affordable residential development comprising 32 dwellings including public open space, localised land remodelling, flood storage, structural planting and access.

### **Consultations**

The following consultees have raised **objections** to the application:

- Old Stratford Parish Council

The following consultees have raised **no objections** to the application:

- Anglican Water
- Bedford Group of Drainage Boards
- Crime Prevention Officer
- Environment Agency
- Milton Keynes City Council
- NHS Integrated Care Board
- NNC Developer Contributions
- WNC Ecology
- WNC Environmental Protection

- WNC Lead Local Flood Authority
- WNC Local Highways Authority
- WNC Planning Policy

The following consultees are **in support** of the application:

- WNC Strategic Housing

89 letters of objection have been received and no letters of support have been received.

### **Conclusion**

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Design and Impact on Landscape
- Neighbouring Amenity
- Occupier Amenity
- Highways
- Ecology
- Flooding and Drainage
- Pollution
- Trees

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.**

## **MAIN REPORT**

### **1 APPLICATION SITE AND LOCALITY**

- 1.1 This application relates to two adjoining fields to the east of The Meadows just outside of Old Stratford. The application site itself only includes the western field, which is 1.1 hectares in size, although the location plan indicates that the field to the east is also within the Applicant's ownership and does relate to this application insofar as it is required to accommodate much of the various proposed ecological enhancements to secure a biodiversity net gain. These ecology measures are included as part of the application.
- 1.2 The application site is largely devoid of significant topographical features although the land does slope down towards the River Ouse. The field is enclosed by mature hedgerows along its southern and eastern borders while the northern and western borders are largely defined by domestic boundary treatments with sporadic mature vegetation. Officer's understanding is that the field is used in an agricultural capacity as it is intermittently used for the grazing of livestock.
- 1.3 To the north of the site lies Manorfields Road; this road is a small cul-de-sac which runs from Deanshanger Road to the River Ouse and is comprised of semi-detached houses,



likely dating from the 1960s. A number of the houses on the south side of this road back on to the application site, although their gardens are of a fairly generous depth.

- 1.4 To the east of the site lies the River Ouse which runs broadly along a north-south course in this section of the river. This is a fairly substantial river which has flooded its banks in recent years, which is reflected in the EA Flood Zone designations on both sides of the river. The adjoining field in the Applicant's ownership also lies to the east of the site, although this field continues southward along the border of the River Ouse. A Public Right of Way (reference: RS12) runs along the eastern boundary of the site; this is connected to an informal access across the application site which connected The Meadows to the Public Right of Way.
- 1.5 To the south of the site lies further fields which appear to be cultivated in an agricultural capacity.
- 1.6 To the west of the site lie the River View (33 dwellings) and The Meadows (34 dwellings) developments. These were approved in 2012 (reference: S/2012/0368/MAR) and 2002 (reference: S/2002/1473/P) respectively. These developments comprise entirely of residential dwellinghouses and are of a similar design in terms of their overall layout and the scale and appearance of the dwellings, although the River View development comprises both stone and brick dwellings, whereas The Meadows is entirely finished in red brick. Private parking is predominantly provided in the form of tandem parking, often with a garage, although many occupants store their vehicle on the public highway, which is a typical two-lane road. Both developments contain turning heads on the east and southern ends of the development.

## **2 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 This application seeks full planning permission for the erection of 32 dwellinghouses on the site. The proposed dwellings would all be affordable, as per the definition in the NPPF Glossary, with 16 intended to be available for purchase via a shared ownership scheme while the other 16 would be available for social rent. The proposed houses would be a mixture of terraced, semi-detached and detached and would also include two bungalows.
- 2.2 The houses would be broadly arranged in two perimeter blocks which extend from the existing turning heads to the west. The western block would square off the existing end of houses on River View and The Meadows while the eastern block would infill the area between the first block and the Public Right of Way. Dwellings would also be arranged in a linear pattern along the northern edge of the site, facing the proposed new road and backing onto the gardens of dwellings fronting Manorfields Road.
- 2.3 The easternmost dwellings would be accessed via one of two private drives while an estate road, proposed to be adopted Highway, would comprise the remaining road.
- 2.4 The application includes some soft landscaping, including new trees spread across the development as well as an attenuation basin and the provision of a new hedge boundary around much of the development. Other associated works include bin storage, off-street car parking and drainage measures.
- 2.5 An important aspect of the proposals is the use of the area outlined in blue on the location plan for ecological enhancement measures with a possibility of being publicly accessible space, with the option for the MK Parks trust to manage. This is to ensure

biodiversity net gain as well as potentially enhance public amenity in the area, since that field is currently in the private ownership of the applicant.

### **3 RELEVANT PLANNING HISTORY**

3.1 The following planning history is considered relevant to the current proposal:

3.2 P/WNS/2021/0189/PRS - Land east of The Meadows Old Stratford - Residential development comprising first homes/entry level housing and parkland (approximately 30 dwellings) - Pre-application advice issued

*Officer summary: The advice was supportive of the development in principle and in terms of the overall approach to designing the scheme and its impact on the wider landscape and character of the area. Other technical matters were discussed, and the view was taken that these could likely resolved, although no detailed advice was offered in terms of flooding and drainage.*

3.3 S/2010/0639/MAO - Land East of The Meadows Old Stratford - Residential development of 15 dwellings (outline). - Appeal Dismissed (Against Refusal)

*Officer comment on the appeal: The Planning Inspector concluded that the Council had a 5-Year Housing Land Supply at the time of the appeal. The appeal was largely dismissed on the basis of the development would cause unacceptable harm to the character of the area and countryside since it would “urbanise the site and in views from Tomb Meadows visibly extend the village south eastwards towards the river. Landscaping would soften the built form of the development but would not overcome the loss of openness and urbanisation of an area of open countryside which is prominent in views from public vantage points.” The original application was also refused on density grounds as only 15 houses did not make best use of the land and a greater density should have been provided; this was also the Planning Inspector’s view.*

3.4 S/2010/0146/MAO - Land east of The Meadows Old Stratford - Residential development of 31 dwellings (Outline) - Appeal Dismissed (Against Refusal)

*Officer comment on the appeal: The Planning Inspector concluded that the Council did not have a 5-Year Housing Land Supply at the time of the appeal. The appeal was identified harm to the character of the area and countryside: “I consider therefore that the proposal would harm the character and appearance of its rural surroundings, thereby conflicting with the national and local policy objective of protecting the countryside’s quality and character.” However, the main issue of the appeal was whether the site was in a sustainable location. The Planning Inspector found that “Old Stratford does have a range of facilities, including some employment opportunities and some public transport services, but on the basis of the IRHPP assessment, which was not disputed by the appellant, it clearly does not rank as one of the ‘most sustainable’ villages.” Furthermore, there was a lack of demand for such housing, in the Planning Inspector’s view: “However the Council explained that, of 38 households on its Housing Register for affordable housing in Old Stratford, only 18 have clear local connections to the village: the remainder simply give the village as a preference. Applying a similar rationale, to identify need rather than demand, would substantially reduce the 95 or so new houses which the appellant calculates as a more realistic figure to provide for market as well as affordable housing. I do not therefore find the appellant’s argument in this respect a compelling reason to exceed the 5% figure. Moreover, whilst I have borne in mind that 5% is an indicative rather than an absolute limit, the appeal proposal does not satisfy any of the additional criteria which come into play where proposals would result in an increase of more than 5%.”*

It should be stressed that this appeal was for market housing, not a fully affordable scheme as is proposed here.

- 3.5 S/2020/0670/MAF - Land To The Rear Of 2 To 26 Grays Lane Paulerspury - Construction of 19 x 2 & 3 bed social rented and shared ownership houses and all ancillary works (approved)

*This application did not relate to the land subject of this application. However, this application was also for a mix of shared ownership and socially rented units sought under an entry level exception under LH3. It should be noted that this was approved on the basis of being an entry level exception site and not a rural exception site; this includes meaning that a formal housing needs survey is not required: "Whilst policy H3 permits rural exception sites, this needs to meet an identified need that is evidenced through a Housing Needs Survey. A Housing Needs Survey has not been submitted with this application. This is because the proposal is considered as an "Entry-Level" exception site as set out in Para. 71 of the NPPF and further supported by LPP2 policy LH3. Neither the NPPF nor policy LH3 require a formal Housing Needs Survey to be submitted in the same way as they are specifically required for normal exception sites."*

#### 4 RELEVANT PLANNING POLICY AND GUIDANCE

##### Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

##### West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

- 4.3 The relevant policies of the LPP1 are:
- SA – Presumption in Favour of Sustainable Development
  - S1 – Distribution of Development
  - S2 – Hierarchy of Centres
  - S10 – Sustainable Development Principles
  - S11 – Low Carbon and Renewable Energy
  - RC2 – Community Needs
  - H1 – Housing Density and Mix and Type of Dwellings
  - H2 – Affordable Housing
  - H3 – Rural Exception Sites
  - H4 – Sustainable Housing
  - C2 – New Developments
  - BN2 – Biodiversity
  - BN7 – Flood Risk
  - BN7A - Water Supply, Quality and Wastewater Infrastructure
  - INF2 – Contributions to Infrastructure Requirements
  - R1 – Spatial Strategy for the Rural Areas

##### South Northamptonshire Local Plan (Part 2) (LPP2)

- 4.4 The relevant policies of the LPP2 are:
- SS1 – The Settlement Hierarchy
  - SS2 – General Development and Design Principles
  - LH1 – Residential Development Inside and Outside Settlement Confines
  - LH3 - Starter Homes Outside Settlement Confines
  - LH8 - Affordable Housing
  - LH10 – Housing Mix and Type
  - INF4 - Electric Vehicle Charging Points
  - GS1 - Open Space, Sport and Recreation
  - NE4 - Trees, Woodlands and Hedgerows
  - NE5 - Biodiversity and Geodiversity

## 5 RESPONSE TO CONSULTATION

- 5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council’s website.

Consultee Name	Position	Comment
Anglican Water	No Objection	<i>Officer Summary: No objection. Informatives required.</i>
Crime Prevention Officer	Comment	<p>“The layout for the houses is somewhat disjointed with orientations of some plots ensuring that the front door does not address the street - plots 29, 30 and 31 as examples. Although supposedly a back-to-back layout this altered orientation leads to a less than tight configuration with long lengths of alleyway splitting the back-to-back gardens. To reduce opportunities for crime particularly burglary and vehicle crime I would recommend the following: Those garden fences which do not fully abut their neighbour's fence should be supplemented with a trellis topping to reduce opportunities for climbing. All alleys are gated with a full height lockable gate in line with the front building line. The lock to be operable from both sides for convenience. Where parking is to the side of the dwelling a window, to provide overlooking from a routinely inhabited ground floor room, should be provided in the gable end. Most house types have no windows in the side elevation. Defensible space shall be provided at the front of the dwellings in the form of a low hedge, hoop topped railings or similar to reduce confusion about land ownership and to reduce incidences of neighbour nuisance. The access to the public right of way should be less close to the parking for plot 20. Likely to give</p>

		rise to nuisance for the occupants of plot 20 and best designed away from the private frontage of a dwelling. The cycle storage should meet the requirements of a secure standard such as LPS 1175. The protect a cycle range from www.trimetals.co.uk meets the security rating of LPS 1175”
Environment Agency	No Objection, Condition Required	<i>Officer Summary: A condition is required securing the measures outlined in the FRA.</i>
Group of Bedford Drainage Boards	No Comment	Please note the Board has no comments to make regarding this planning application.
Milton Keynes City Council	Comment	<i>Officer Note: MKCC initially objected to the application before confirming they were satisfied with a revised FRA and calculations. However, they still raised some concern in relation to Long Term Storage Calculations.</i>
NHS Integrated Care Board	No Objection, Financial Contributions Required	“The ICB can confirm there will not be sufficient capacity in the local primary healthcare system to absorb the anticipated increase in demand created by the proposed new housing development of 32 dwellings, Land East of The Meadows, Old Stratford. Practices in the local area are already at the limit of their capacity and the increase in population could push practices to the point that they are no longer able to accept new patients. If this were to be the case it could result in the population brought to the area by the new housing development experiencing difficulties accessing primary care health services. Therefore the ICB and NHSE are seeking a financial contribution towards infrastructure support to ensure the new population has access to good quality primary health care services.”
NNC Developer Contributions	No Objection, Contributions Required	<i>Officer Summary: Contributions are required in relation to libraries, education, early years</i>
Old Stratford Parish Council	Objection	“OBJECTION In the initial literature produced by the applicant it was stated that at least 38 people were in need of Social or Affordable housing and this is why this application was put forward. Yet we have not been consulted by WNC on housing need in Old Stratford or see an attached report from WNC to support this. Currently the first phase

		<p>of The Meadows estate has affordable houses available and just recently WNS/2022/2320/106DV the developer have asked for their affordable and social status to be removed as the Housing Association were having difficulty in disposing of these houses. If this is the case were has this local need for this type of properties come from? Observing the site map and plan, shows that the current historical footpath will be relocated to allow for property layout which is in part of the flood plain. There has been NO consultation with the Parish Council regarding the relocation of this footpath or diversion or an Environmental Impact Assessment regarding flood risk. There is also a section of land bordering the south side of the development within the parish boundary which the applicant states that they will give to Milton Keynes Parks Trust. The Parrish Council and residents cannot understand why the applicant wishes to give the land to them and has not being offered to the Parish Council as public open space For the reasons outlined above and given the history of refused applications for this area and that planning laws only allow affordable housing outside the village confines in certain circumstance as part of a new development within confines. We seek that this application be refused”</p>
WNC Ecology	No Objection, Conditions Required	<p>“The site contains a range of habitats those to be lost are of mainly of low ecological value, with the species poor grassland due to be lost. Protected species have been evidenced from the site including reptiles, a range of appropriate mitigation measures are outlined in the ecology report to control impacts. Habitat will be lost resulting in a net loss in biodiversity, however the report, appendices and plans show where habitats will be created and retained habitats enhanced (including off site) to reduce the net loss and in line NPPF ensure a indicative 2.96 habitat units, equivalent to a biodiversity net gain of +72.83% net gain is achieved. If the mitigation</p>

		measures contained within the Ecology Report and Biodiversity Net Gain Assessment, future CEMP and LEMP are carried out fully and successfully then the development proposals are not thought to have a significant effect on habitats or protected species.
WNC Environmental Protection	No Objection, Conditions Required	<i>Officer Summary: Conditions are required relating to land contamination and construction works</i>
WNC Lead Local Flood Authority	No Objection, Conditions Required	<i>Officer Summary: The LLFA originally objected on the basis of insufficient information being provided in relation to flooding and there being issues with the outfall from the site. Following the submission of details, the LLFA withdrew their objection and confirmed they are satisfied in relation to the proposed drainage details and flooding mitigation measures, subject to conditions relating to both flooding and drainage.</i>
WNC Local Highways Authority	No Objection	“In respect of the above planning application, the local highway authority (LHA) has previously made comments in regards to the internal layout including surface transitions, turning heads and parking. The applicant has addressed the highways issues raised as demonstrated on the revised layout plan SK011-REV B which now shows; a private drive north east on the site layout; and a shared surface arrangement to the south east. Tracking for a 4-axel refuse vehicle and a fire tender have been provided and demonstrates that these vehicles are able to access turn and manoeuvre within the site/turning heads. Parking meets the Northamptonshire parking Standards”
WNC Planning Policy	Comment	Policy H3 of the JCS supports the provision of affordable housing to meet identified local needs in rural areas on ‘exception sites’. The proposal meets criterion a) of the policy as the application site adjoins the built-up area of Old Stratford. Criterion b) requires that the form and scale of development be clearly justified by evidence of need through a local housing needs survey. There does not appear to be such a survey submitted with the application. The Planning

		<p>Statement does refer to discussions with Strategic Housing at the pre-application stage which identify a local need for affordable housing in Old Stratford and it states that the size and tenure mix has been agreed with the Council's Housing Officer. The absence of a local housing needs survey means that the proposal, as submitted, does not comply with this requirement of Policy H3.</p> <p>Policy SS1 sets out the settlement hierarchy for the district and identifies Old Stratford as a Secondary Village (A). SS1 also confirms that the Local Plan supports the delivery of housing beyond settlement confines where it would comply with relevant housing policies. This is echoed in Policy LH1 which sets out circumstances in which development outside settlement confines could be considered acceptable. In this case, the exception tests set out in Policy LH3 would apply. Policy LH3 supports proposals to deliver entry level exception sites adjoining the confines of Secondary Villages (A) where: a. the scheme comprises at least one or more types of affordable housing that are suitable for first time buyers or renters; and b. the scheme can demonstrate that products have regard to local income and local house prices; and c. arrangements are in place to ensure housing remains at a discount for future eligible households. The proposal includes both shared ownership and affordable rent, which would meet the requirements of a). I would expect the Strategic Housing Team to confirm the proposal's suitability with regards to b).</p>
WNC Strategic Housing	Support	<p><i>Officer Summary: The Strategic Housing Officer confirmed that they support the application. They consider it is acceptable in terms of its strategic fit into housing across the district, the need for such housing, the design standards, the tenure and balance of dwellings as well as accessibility. They have advised that there are currently 38 households on the Housing Register who would be willing</i></p>



		<i>to be housed in Old Stratford and who require a variety of property types.</i>
--	--	---

## 6 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

6.1 The Council has received 84 letters of objection raising the following comments:

- Anti-social behaviour
- Better alternative sites
- Encroachment into the open countryside
- Flooding
  - Proposed measures are insufficient
  - Site is prone to flooding
  - Impact on wider floodplain
- Harm to biodiversity on the site
  - Protected species
  - Loss of habitat
- Harm to landscape
  - Setting of the village
  - Harm to public amenity
  - Harm to views form Public Rights of Way
  - Impact on trees
- Highway safety
  - Existing junction with Deanshanger Road is already dangerous
  - Existing arrangement is already narrow and hard to navigate
  - Parked cars across the length of The Meadows
  - Traffic generation
  - Impact on Public Rights of Way
- Impact of construction
  - Construction traffic
  - Construction work – dust, noise etc
- Lack of/ over-stretching of local facilities
- Loss of amenity for neighbours – daylight, overbearing, privacy
- Overdevelopment / the proposed houses are not needed

## 7 APPRAISAL

### Principle of Development

#### *Policy Context*

- 7.1 Policy SA of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) sets out that when considering development proposals the relevant council will take a positive approach that reflects the presumption in favour of sustainable development contained in the national planning policy framework. Policies S1 and S2 deal with the distribution of development and the settlement hierarchy within the district.
- 7.2 Policy SS1 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that proposals for new development will be directed towards the most sustainable locations in accordance with the District's settlement hierarchy. It also states that new development should be within the settlement boundaries of first, second, third and

fourth category settlements, as defined on the proposals maps, in accordance with their scale, role and function unless otherwise indicated in the local plan.

- 7.3 Policy R1 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) sets out the spatial strategy for rural areas. The policy specifies that development in rural areas will be guided by the rural settlement hierarchy and sets out a list of criteria that will be considered when considering development proposals in rural areas. It also lists a set of requirements for residential developments in rural areas.
- 7.4 Policy H1 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) sets out that across West Northamptonshire new housing development will provide for a mix of house types, sizes and tenures to cater for different accommodation needs including the needs of older people and vulnerable groups. It states that housing developments will be expected to make the most efficient use of land having regard to the considerations listed in the Policy.
- 7.5 Policy H2 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) sets out the Council's requirements in terms of affordable housing. The policy also states that the tenure mix of affordable housing should reflect local housing need and viability on individual sites. Policy LH8 of the South Northamptonshire Part 2 Local Plan 2011-2029 also sets out that proposals for 10 or more dwellings, or on sites of 0.5ha or more should achieve 40% affordable dwellings in the market towns of Towcester and Brackley, 50% in the rural areas or 35% within or directly adjoining the Northampton Related Development Area as defined in Policy S4 of the WNJCS. It states that affordable housing should be provided on the application site as an integral part of the development and units should be dispersed throughout the site and integrated with the market housing to promote community cohesion and tenure blindness.
- 7.6 Policy H3 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) states that the provision of affordable housing to meet identified local needs in rural areas on 'exception sites' will be supported. Schemes must either be purely affordable housing or mixed tenure schemes including an element of market housing where this is essential to the delivery of the affordable housing. It will be a requirement that the market housing is the minimum necessary to make the scheme viable and that it meets specific locally identified housing needs. In all cases the site must be within or immediately adjoining the main built-up area of a rural settlement while the form and scale of development should be clearly justified by evidence of need through a local housing needs survey and finally arrangements for the management and occupation of affordable housing must ensure that it will be available and affordable in perpetuity for people in local housing need.
- 7.7 Policy LH1 of the South Northamptonshire Part 2 Local Plan 2011-2029 sets out the criteria for residential development being acceptable both within and without defined settlement boundaries. Development outside settlement confines is considered to be in the open countryside and will not be acceptable unless it meets the criteria set out in the policy.
- 7.8 Policy LH3 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that proposals to deliver entry level exception sites adjoining the confines of Rural Service Centres, and Primary and Secondary villages (A) as defined within policy SS1, will be supported where the scheme comprises at least one or more types of affordable housing that are suitable for first time buyers or renters and the scheme can demonstrate that products have regard to local income and local house prices. Proposals must also have arrangements in place to ensure housing remains at a discount for future eligible households.

- 7.9 Paragraph 72 of the NPPF states that Local Planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's area. These sites should be on land which is not already allocated for housing and should comprise of entry-level homes that offer one or more types of affordable housing as defined in Annex 2 of the Framework and b) be adjacent to existing settlements, proportionate in size to them, not compromise the protection given to areas or assets of particular importance in the Framework, and comply with any local design policies and standards.
- 7.10 Paragraph 78 of the NPPF states that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

*Assessment – Entry-Level Exception/ Rural Exception*

- 7.11 Old Stratford is a Third Category Secondary Village (A), as defined by Policy SS1 and is a sustainable location for development. However, the site lies outside of the settlement confines and is therefore in open countryside for the purposes of the Council's planning policies. There is therefore a minor tension with the aims Policies SA and SS1 in that these policies seek to direct development to the most sustainable locations within the district, namely sites within existing settlement confines, and sites within the open countryside are typically less sustainable due to developments in such locations often exacerbating car reliance and putting new homes in locations that are not well-served by existing physical and social infrastructure.
- 7.12 Although development is still to be directed to the most sustainable locations in the district, and housing development in the open countryside will be restricted, the development plan, specifically Policies H3, LH1 and LH3 in this case, identifies that there may be specific circumstances where sustainable development which relates well to the settlement confines of adjacent settlements may be allowed to meet specific local housing needs. Since this application is for a development entirely comprised of affordable homes available for purchase through shared ownership or available for social rent, officers consider that the housing offer on site would be suitable for first time buyers or equivalent for those looking to rent. Therefore, having taken this and the site's location immediately adjoining a Secondary Village A into account, officers are of the view that the proposal would be considered under LH3(1) as an entry-level exception site.
- 7.13 The proposed development would meet the first exception outlined in the policy in that the proposed development would comprise of at least one variety of affordable homes which are suitable for first time buyers or renters. The Applicant has also demonstrated that the proposed products for this site have had regard to local income and house prices through their planning statement which analyses the relative affordability and expected sales prices for the dwelling; this has been completed in consultation with the Council's Strategic Housing Officer. Having taken into account the consultation response of the Strategic Housing Officer as well as the data supplied by the Applicant, officers are satisfied that the proposal fulfils this requirement, in the letter they submitted on 02/11/23 which identifies a clear housing need. Officers are satisfied that the development would be capable of satisfying LH3(1c) through an appropriate S106 agreement which will secure the affordability of the dwellings in perpetuity.

- 7.14 Officers also consider that the proposed development would accord with paragraph 72 of the NPPF since the proposed development would comprise one or more types of affordable housing and would be immediately adjacent to an existing settlement while being of a proportionate size to Old Stratford. This is because although the area within the red line of the location plan is 1.1 hectares, the developed part of the site would be under 1 hectare. Furthermore, the application site would not exceed 5% the size of Old Stratford, both in terms of the number of houses and the size of the site itself. Paragraph 72 also requires any entry-level exception site so be of appropriate design; this is fully explored in a subsequent section of this report; however, officers consider the proposed development would be acceptable in this regard.
- 7.15 It should be noted that the development should be considered as either an entry-level exception or a rural exception site. Since the application meets the criteria for an entry-level exception and complied with the relevant policies, the proposal does not also need to be considered under the rural exception policies. However, in the interest of fullness, and having noted public representation raising concern about potential demand for such housing and the comment from the Planning Policy Team which erroneously refers to the site as a rural exception site, officers note that the proposal would also have been acceptable as a rural exception. This is because the proposal is for 100% affordable homes, and the proposed development does not require any market housing to ensure the scheme would be viable and which would be essential to the delivery of the affordable housing; this would also have complied with the first part of H3. The application site immediately adjoins the settlement boundary and therefore also would have complied with part a of H3. No formal full local housing needs survey has been submitted, however, the Applicant has submitted a letter on 02/11/23 which goes some way to fulfilling the requirements of a housing survey and demonstrates that there is sufficient demand for such housing as is being proposed. To supplement this, officers have had regard to the comments of the Strategic Housing Officer who considers that sufficient demand exists in Old Stratford for the types of affordable homes being proposed. It is also noted that the number and tenure of the homes being proposed has been informed via pre-application discussions with the Strategic Housing Officer. Therefore, however officers are satisfied that enough evidence has been provided to demonstrate that there is demand for affordable homes in the locality, despite the lack of a formal survey. Finally, officers note that a S106 will need to be prepared as part of any approval to cover the management and occupation of affordable housing to ensure that it will be available and affordable in perpetuity for people in local housing need, which is a requirement of H3. Overall, therefore, officers note that the proposal cannot be assessed as an entry-level exception site and rural exception site, however, the proposal would have been capable of also coming forward as a rural exception site.
- 7.16 The proposed development is not considered by Officers to comply with the requirements of Policy R1 in respect of its location outside the village confines. The application is directly in conflict with R1(g) as there are no exceptional circumstances that would justify development outside the confines in this instance. The exceptional circumstances where dwellings may be permitted in the open countryside are set out in R1, namely whether the proposed development would re-use existing buildings or whether the development would enhance or maintain the vitality of rural communities or would contribute towards and improve the local economy. While the development would provide affordable housing and would make appropriate contributions to local infrastructure via developer contributions secured by a suitable S106 agreement, the proposal is not exceptional in that respect and would, in officers' view, not meet the test for being 'exceptional'. Therefore, the proposal is in conflict with Policy R1 of the development plan.

- 7.17 To conclude, officers have attributed full weight to the consideration of the site as an entry-level exception site under LH1, LH3 and paragraph 72 of the NPPF, since the site meets the criteria of such exceptions, and consider that the proposal complies with these policies. For completeness, and in response to the comments from colleagues in the Planning Policy Team, officers have also made an assessment of the site as a rural exception site; notwithstanding that the proposal does not need to meet the requirements of a rural exception site, officers consider that the proposal would have been capable of complying with the policies relating to rural exception.

*Assessment – Land Supply*

- 7.18 In considering this application, officers have had regard to the Council's existing housing land supply. The Council relies upon the most recent Five-Year Housing Land Availability Study ('HLAS') (April 2022), published by West Northamptonshire Council for the South Northamptonshire area of West Northamptonshire (excluding the NRDA), covering the period 1 April 2022 to 31 March 2027. This would provide for 6.90 years' supply of deliverable sites against the relevant housing requirement. This means that the Council is complying with national policy on housing land supply in NPPF paragraph 73 and with the national policy objective to significantly boost housing land supply. It also means that the tilted balance in paragraph 11(d) of the NPPF is not engaged by reason of the housing land supply position.

*Assessment – Need for Affordable Housing*

- 7.19 The applicant was asked to provide arguments to support the need for affordable housing (in part as this was queried by the parish Council), in response (via letter dated 2<sup>nd</sup> November) the applicant has stated that:
- The West Northamptonshire Housing and Economic Needs Assessment (2021) highlights an increasing shortfall of affordable housing across West Northamptonshire. Relevant headline points to note from the study include the following:*
- In South Northamptonshire the estimated household income required to buy is now £47,000 and privately rent is now £27,800.*
  - There are 12,049 households living in unsuitable housing (or without housing) in West Northamptonshire. In South Northamptonshire, 1,595 households are living in unsuitable households be it in homeless, concealed households, overcrowded or in need.*
  - For Social/Affordable rented housing, there is a need for 1,253 dwellings per annum in West Northamptonshire between 2020-2050, (around 58% of the overall housing need of 2,149 dwellings per annum) of which 231 per annum are needed in South Northamptonshire.*
  - Access to buying a home is being restricted by having insufficient savings to be able to afford to buy a home on the open market (in terms of the ability to afford both a deposit and stamp duty). as well as some mortgage restrictions (e.g. where employment is temporary). This can be addressed by low-cost homeownership homes – and Shared Ownership homes.*
- Further, the latest available Joint Authorities Monitoring Report for Local Plans in West Northamptonshire (1 April 2020 – 31 March 2021) shows that between 2018 and 2021, 1,352 affordable dwellings were completed across West Northamptonshire of which only 301 were in South Northamptonshire.*
- The same report also states that in South Northamptonshire permissions between 2018-2021 equate to only 20.82% affordable housing.*
- The Five-Year Housing Land Supply Assessment (October 2023) states that the affordable housing requirement has been unmet in all years from 2011 to 2023 and now demonstrates an under delivery of 982 affordable dwellings.*

- 7.20 There is no specific housing requirement figure for Old Stratford in the Development Plan. There is also no up to date Housing Needs Survey for Old Stratford. However, officers have had regard to the West Northamptonshire Strategic Housing Market Assessment (SHMA) 2010, which highlights the increasing shortfall of affordable housing across West Northamptonshire and an update to the SHMA demonstrates a district wide requirement of 183 new affordable homes are required per annum in the South Northamptonshire area. Officers have also had regard to the Parish level housing needs survey for Old Stratford, which was completed in 2010, in forming a view on this application, although this survey is very out of date and is now too old to be relied upon. Officers have therefore reviewed the Council's Housing Register. This is a 'live' list and provides a snapshot of current need for rented affordable housing, from applicants approaching the council for re-housing. On 16 March 2023 there were 38 households on the Housing Register for the South Northamptonshire area who would be willing to be housed in Old Stratford. Their needs range from 1 to 4 bed-room homes. Officers have also had regard to the letter submitted by the Applicant on 02/11/23 which demonstrates a clear need for affordable housing in the district.
- 7.21 Overall, officers are content that there is a need for affordable housing in the district and the proposed affordable homes would go some way to meeting a tangible unmet need. This weighs in favour of the application; officers have afforded this matter substantial weight.

*Assessment – Sustainability of the site*

- 7.22 Old Stratford is a Third Category Secondary Village (A), as defined by Policy SS1; Old Stratford is therefore one of the villages outside of the Rural Service Centres of Brackley and Towcester and the Primary Service Villages which has the highest levels of goods, services and infrastructure and is therefore a sustainable location where the plan seeks to direct development since it has scope to meet some local needs for housing, employment and service provision. It is noted that several bus stops which have buses to Towcester, Northampton and Milton Keynes are all within walking distance as are various shops, primary schools and employment opportunities. While the proposed development would still likely generate a degree of private vehicle use, the proposed development is also within a short drive of Milton Keynes and all of the services, facilities and employment opportunities afforded there.
- 7.23 Officers have had regard to the Settlement Hierarchy background paper for the South Northamptonshire Local Plan (Part 2). This background paper identified Old Stratford as having a score of 49 on the sustainability matrix. This puts it towards the higher end of Secondary Villages (A) in terms of sustainability.
- 7.24 Having considered the above, officers consider that Old Stratford is a very sustainable location for residential development; this has been afforded substantial weight.

*Assessment – Recent Appeal Decisions*

- 7.25 Officers have had regard to a recent appeal decision in Flore dismissing a housing development on the edge of a settlement in the open countryside (reference: APP/W2845/W/23/3318366). That appeal was dismissed on the basis of landscape impact and the sustainability, or lack thereof, of the site. While the appeal site shares some similarities with this application site, such as its edge of settlement location, the quantum of development and the proximity to public rights of way, officers consider that there are significant differences which mean that this is not a useful comparison. Firstly, the application is far less undulating and more self-contained than the appeal site; the application site also abuts far more built form than the appeal site and therefore is more

obviously set into the backdrop of built form while Old Stratford is also a more sustainable location given the ease of access to public transport and local goods and services. Most significantly, this application is for 100% affordable housing for which there are policy exceptions, whereas this was not the case with the appeal.

- 7.26 Officers have considered an appeal, which was allowed, brought to their attention by the Applicant. This appeal (reference: AAP/P0240/W/23/3317184) relates to an entry level exception site for 16 homes which shares many similarities with the application site. The appeal scheme relied on paragraph 72 of the NPPF relating to entry level exception sites to succeed, as is the case here. While the Planning Inspector identified a conflict with that development plan in terms of the sustainability of that site, since it is an edge of village location, they afforded this conflict moderate weight while the provision of 16 sorely needed affordable units was afforded substantial weight. This enabled the Planning Inspector to take a view that the planning balance weighed in favour of that application and therefore allowed the appeal. This is relevant to this application since the circumstances are similar to this application with the exception that Old Stratford is a relatively sustainable location and is providing more affordable residential units.

#### *Conclusion*

- 7.27 Officers note that the proposal complies with the policies relating to the entry-level exception sites. Officers note there is a conflict in terms of Policy R1g as there are no exceptional circumstances that would justify development outside the confines in this instance. Officers have carefully considered this in the context of the *R v Rochdale Metropolitan Borough Council, ex parte Milne* decision from the High Court which remarks on the conflicting aims of the policies typically contained within Development Plans and notes that developments may comply with parts of the Development Plan and not others. In paragraph 50, the Judge states that “for the purposes of Section 54A [of the TCPA 1990] it is enough that the proposals accord with the development plan considered as a whole. It does not have to accord with each and every policy therein.” Therefore, in considering the principle of the development, officers consider that it is enough for the development to be acceptable in terms of being entry-level exception sites and the conflict with R1g, which outlines the Council’s overall rural spatial strategy, would not constrain the Council from granting planning permission in this case, since the proposal accords with the overall aims of national and local planning policy in delivering a fully affordable housing development in an appropriate location.
- 7.28 Overall, officers consider that the proposal is acceptable in principle and accords with the Development Plan.

#### Design and Impact on Landscape

- 7.29 Policy SS2 of the South Northamptonshire Part 2 Local Plan 2011-2029 sets out general principles and criteria for high quality development. Where development proposals contravene any of the criteria of relevance to that proposal, they will be refused unless outweighed by other material considerations. The policy also states that the use of design codes, masterplans or planning briefs will be considered for multi-phased developments to ensure consistency of design approach.

#### *Design – Siting and Layout*

- 7.30 The siting of the development responds to the existing built form in the area by mirroring the size of both The Meadows and River View developments while also continuing the infilling of the area to the east of Deanshanger Road and Manorfields Road which was

begun by those developments. It is also noted that the site is immediately adjoining the settlement confines on both its northern and western boundaries which means that it borders significant built form and has a strong relationship with the existing settlement. For these reasons, it is considered that the siting of the development is appropriate in design terms and would complement the existing grain of development of the village.

- 7.31 The proposed development would be laid out in two perimeter blocks with additional housing along the north side of the site. Two roads would run largely along an east-west access and would be connected via a road running north to south. Two turning heads are proposed at the east end of the site, although these would form part of the private roads.
- 7.32 Officers consider that the overall layout of the development is appropriate since the SNC Design Guide supports perimeter blocks as design principle. This is because this form of development has outward facing houses with private amenity spaces concentrated to the centre of the blocks which enhances natural surveillance and reduces anti-social behaviour. Furthermore, the blocks maximise the permeability of the development thereby enhancing walkability and give rise to an organic grain of development. While the blocks are irregularly laid out in the proposed development, with the houses arranged in an unusual manner on the western block, this has largely been necessitated by the layout of neighbours' fenestration so as to not impede their light or views out of their side windows. This has also led to the car parking arrangements not being in the form of tandem parking, as suggested by the SNC Design Guide, with some spaces being to the front of dwellings which is not optimal as this impedes views of the principal elevations of houses and detracts from the street scene. It should also be noted that some parking bays have been staggered so as to not impede emergency service or large service vehicles. The design has also led to some alleyways to rear gardens being longer and more winding than would be optimal and this would give rise to some security concerns. However, while the design has led to some contrivances in the final layout, with the constraints of the site caused by existing neighbouring developments in mind, officers are content with the overall layout.
- 7.33 The development would include and adopted portion of highway with two private roads extending from this to serve the easternmost dwellings. This is appropriate since each private driveway serves no more than six dwellings, as recommended by the Northamptonshire Parking Standards. While these private roads include turning heads, it is noted that these cannot be used to extend the development due to their status as private roads. While the SNC Design Guide encourages the use of turning heads at the edge of developments as a means to extend settlements in the future, in this case it is considered that the settlement cannot reasonably be extended eastwards due to the river; therefore, the proposed arrangement is acceptable in this case.
- 7.34 Officers have had regard to the density of the proposed development and note that the under-provision of housing on the site formed the basis of the dismissal of a previous appeal for a housing development on the site. Officers consider that the proposed development addresses these issues by making best use of the site while not overdeveloping the site. The SNC Design Guide suggests that 20-30dph, into which category this site would fall, makes best use of land in village locations and development on this density should be used for future village development. Officers have also had regard to the fact that the proposed development would include two bungalows, as well as some terraced dwellings, and thereby offering a good mix of dwellings of varying density.



- 7.35 Overall, officers consider that the siting, layout and density of the proposed development would ensure that it would be read as a natural extension to the village and would compliment the existing grain of development in the locality

*Design – Proposed Dwellings*

- 7.36 Turning to the design of the dwellings themselves, it is clear that the design has drawn heavily on the characteristic of The Meadows and River View developments to the west. This is considered appropriate as, while this approach has led to some departures from the advice set out in the SNC Design Guide and the dwellings being of a simple overall design, such as the unusual dormers emerging through the line of the eaves on some dwellings, this would ensure that the development would relate well to the nearest built form and would read as a natural continuation of those developments.
- 7.37 Officers have recommended several conditions relating to the design of the proposed dwellings, including conditions requiring samples, final architectural details as well as other details. With these conditions in place, officers are content that the final finish of the proposed dwellings can be well-controlled and would ensure a high quality finish.

*Landscape Impact*

- 7.38 In forming a view on the impact of the proposal on the wider landscape, and in terms of the setting of the village, officers have used the appeal decision from 2012 as a starting point. In that appeal decision, the Planning Inspector concluded that the proposed development would urbanise the countryside and lead to a total loss of the existing openness of the site and would therefore cause unacceptable harm to the character of the area. With this in mind, officers required a full Landscape Visual Impact Assessment to be submitted by the Applicant.
- 7.39 The 2012 appeal decision noted that views of the site are possible from Tombs Meadow across the river and the urbanising of these views formed a large part of their reasoning behind dismissing the appeal. While officers note the view of the Planning Inspector and attach weight to it, it is also noted that the circumstances of the site have changed somewhat since over a decade has elapsed and the River View development has since been completed.
- 7.40 In considering the landscape impact of the development, officers consider that the application site the area identified for the proposed dwellings is contained by existing vegetation along both the southern and western boundaries and localised views from the surrounding public vantage points to the south and east, such as Tomb Meadow, would set the development against an existing backdrop of houses to the immediate north and west.
- 7.41 Officers consider that the location of one of the estate roads between the proposed dwellings and the southern boundary would prevent future conflict between those living in properties and the existing boundary vegetation. This would allow the trees and shrubs on the southern boundary to naturally mature without any specific need to curtail growth; this would go some way to mitigating the visual impact of the development to views from the south.
- 7.42 It is also considered that the termination of development immediately west of the Public Right of Way (RS12) that crosses the site would limit the impact on users of the footpath though the experience of those using the footpath since development would only take place on one side of it and views of the river and beyond would still be available. Notwithstanding this, it is note that should this application be approved and built the

setting of the portion of the Public Right of Way running along the eastern boundary of the site would still significantly change. While a change to the setting is unavoidable since this application seeks to develop a greenfield site, it is noted that it could partially delay the enjoyment of the countryside to users of the footpath since built form would continue for a longer portion of the path and would extend the perception of the built form to the southern boundary of the site. However, it is noted that the development would not extend southwards beyond the River View development which arguably has already extended this perception of built form beyond the extent of the application site. Furthermore, officers note that a strong landscaping scheme such as that being proposed would heavily screen views of the proposed development and would limit the impact of the development on the footpath, as would the intervening balancing pond and the houses being set back from the eastern boundary of the site.

- 7.43 While officers note there will be a visual impact on the landscape by developing the site, it is noted that this is intrinsic to development greenfield site. Officers note the view of the Planning Inspector in 2012 who was of the view that this impact would be unacceptable; since that time, additional built form has been built and extended the settlement somewhat and there has therefore been a material change in planning circumstances. Overall, officers consider that the visual impact would be tempered by a strong sense of enclosure of the site, the existing back drop of built form to the north and west and an appropriate landscaping scheme. Therefore, on balance, officers consider that the development would have an acceptable impact on the wider landscape.

#### Neighbouring Amenity

- 7.44 Policy SS2 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that developments must not unacceptably harm the amenity of occupiers and users of neighbouring properties and the area through noise, odour, vibration, overshadowing or result in loss of privacy, sunlight daylight or outlook, unless adequate mitigation measures are proposed and secured.
- 7.45 Officers note that, a number of dwellings back onto the site and therefore the impact on their amenity has been carefully considered by officers.
- 7.46 Officers note that the site lies to the east of dwellings on The Meadows and River View and therefore has the potential to impact their morning sun while the site lies to the south of dwellings on Manorfields Road and therefore has the potential to impact their sun throughout the day.
- 7.47 Having regard to the layout of the proposed windows serving habitable rooms, the orientation of the sun and the layout of the housing on the site officers consider that the proposal would not give rise to an unacceptable loss of light or unacceptable overshadowing to any future occupiers. Likewise, the houses would be set across the site in a measured manner which ensures that they would not give rise to an unacceptable sense of enclosure or overbearing to their neighbours. The proposed houses have been set behind neighbours' windows which overlook the site so as to not impinge the daylight received by these windows, such as is evident in the siting of Plots 1-3.
- 7.48 Officers are also satisfied that the proposal would not lead to a situation where future occupiers would be unacceptably overlooked, with any overlooking being limited to 'glimpses' of neighbours windows and gardens which would be typical for any housing development; officers also consider that existing nearby dwellings and would also not suffer from an unacceptable perception of being overlooked. In reaching this conclusion

officers have had careful consideration of the Council's standing advice for distances between neighbours' windows, garden depths and daylight to windows, as set out in the SNC Design Guide.

- 7.49 Officers notes that a number of comments have been received with regard to a loss of a private view from some of the properties overlooking the site. However, there is no 'right to a view' in planning law or policy and therefore this is not a material consideration; officers have still considered the impact on the amenity of neighbours and consider that the magnitude of the visual impact would not be so acute so as to impact the living conditions of neighbours.

#### Occupier Amenity

- 7.50 Policy SS2 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that developments must result in a good standard of amenity for its future occupiers in terms of privacy, sunlight, daylight, outlook, natural ventilation, noise, odour and vibration. The SNC design guide sets out standards of amenity that should be afforded to future occupiers of developments.
- 7.51 The proposed dwellings would all have a coherent internal layout that would offer a good level of amenity to future occupiers. All of the proposed dwellings accord with the nationally described space standards. Private amenity spaces serving each dwelling are all of a good size and would likewise offer a good level of amenity to future occupiers.
- 7.52 In instances where dwellings would be back-to-back, the distances between dwellings would 18m in most locations and there would be no instances of blank, two-storey elevations being addressed by habitable accommodation at close range.
- 7.53 Dwellings that would address the primary streets through the site would also face each other at a distance that would not result in unacceptable inter-looking; officers also note that there would be relief between these views as a result of the street and associated street furniture and car parking.
- 7.54 Overall, it is considered that the proposed development would offer a good level of amenity to future occupiers and would accord with this aspect of Policy SS2.

#### Highways

- 7.55 Policy SS2 of the South Northamptonshire Part 2 Local Plan 2011-2029 states planning permission will be approved where developments include a safe and suitable means of access for all people (including pedestrians, cyclists and those using vehicles). Developments must also take into account existing or planned social and transport infrastructure to ensure development is adequately served by public transport or is in reasonable proximity to a range of local facilities which can be reached without the need for private car journeys.
- 7.56 Policy C2 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) requires development to mitigate its impacts on highway.
- 7.57 Policy INF4 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that on all sites where an additional dwelling is created (including conversions) with a garage or driveway, electric charging equipment of AC Level 2 (or equipment providing for no lesser standard of efficiency) will be required. Furthermore, for residential developments of 10 or more units (including conversions) with communal parking areas

for every 10 dwellings provided, 2 parking bays marked out for use by electric vehicles only together with electric charging equipment of AC Level 2 (or equipment providing for no lesser standard of efficiency) will be required. Where business, retail, commercial or leisure developments provide 10 or more parking bays, for every 10 bays or part thereof one parking bay marked out for use by electric vehicles only together with DC fast charging equipment or equivalent charging equipment providing no less standard of efficiency, will be required.

- 7.58 Paragraph 111 of the NPPF makes clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.59 Paragraph 112 of the NPPF states that planning decisions should ensure that appropriate opportunities to promote sustainable transport modes can be taken up, given the type of development and its location, safe and suitable access to the site can be achieved for all users, the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code and that d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 7.60 The access would be provided off of Deanshanger Road, via The Meadows and River View, while the development would create a new modest estate road which would solely serve the proposed houses, with portions of the new road being in private ownership.
- 7.61 The Local Highways Authority raised concern with regard to the access points to the site as well as aspects of the internal layout, such as the location of footpaths, the width and the transitions to private shared surfaces. The Highways Authority have withdrawn their concerns, following the receipt of revised plans and additional detail from the Applicant. Officers therefore consider that the proposed access into and throughout the site is appropriate
- 7.62 Officers note that concern has been raised in the public consultation with regard to the existing junction of The Meadows and Deanshanger Road already being dangerous and narrow. Officers note that the Highways Authority has not objected on this basis of these concerns. The Deanshanger Road junction is in a 30mph zone with good visibility exiting the junction; vehicles should not be parking within 10m of a junction and therefore should be at a distance which would not block views of the junction. The road at The Meadows is of a width where two cars can pass one another; while some vehicles park on the street, officers consider that the road would still be navigable and the proposed development would not worsen the existing situation to the point that it would give rise to severe highways impacts or highways safety concern which would substantiate refusing the application.
- 7.63 In forming this view, officers have also considered the impact of the existing bus gate at the southern end of Deanshanger Road. This means that only limited traffic accessing the village hall, Dickens Drive and the houses at the southern end of Deanshanger Road pass junction of Deanshanger Road and The Meadows. This limited traffic will further ensure there is no unacceptable intensification of that junction.
- 7.64 Officers have considered the potential impacts of the development in terms of traffic generation and consider that the proposed development is unlikely to create a

sufficiently high number of vehicles movements to substantiate refusing the application on these grounds.

- 7.65 Officers consider the proposed development would not have a negative impact on the Public Rights of Way which would not be altered. While the proposal would result in the loss of the informal route from The Meadows to the Public Right of Way, officers note that this is not publicly accessible space and is in private ownership and access could be prevented at any time, therefore the loss of that route it not considered to weigh against the development.
- 7.66 Officers have also included a condition relating to EV charging facilities.
- 7.67 Buses only left – only taking traffic from the west in the village
- 7.68 Officers consider that the proposed development would have acceptable highways impacts, subject to conditions, and would accord with Policies SS2, INF4 and C2.

### Ecology

- 7.69 Policy NE3 of the South Northamptonshire Part 2 Local Plan 2011-2029 seeks to conserve and wherever possible enhance green infrastructure. Policy NE4 seeks to protect and integrate existing trees and hedgerows wherever possible and requires new planting schemes to use native or similar species and varieties to maximise benefits to the local landscape and wildlife. Policy NE5 requires that proposals aim to conserve and enhance biodiversity and geodiversity in order to provide measurable net gains. Development proposals will not be permitted where they would result in significant harm to biodiversity or geodiversity, including protected species and sites of international, national and local significance, ancient woodland, and species and habitats of principal importance identified in the United Kingdom Post-2010 Biodiversity Framework.
- 7.70 Policy BN2 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) states that development that will maintain and enhance existing designations and assets or deliver a net gain in biodiversity will be supported. Development that has the potential to harm sites of ecological importance will be subject to an ecological assessment and required to demonstrate: 1) the methods used to conserve biodiversity in its design and construction and operation 2) how habitat conservation, enhancement and creation can be achieved through linking habitats 3) how designated sites, protected species and priority habitats will be safeguarded. In cases where it can be shown that there is no reasonable alternative to development that is likely to prejudice the integrity of an existing wildlife site or protected habitat appropriate mitigation measures including compensation will be expected in proportion to the asset that will be lost. Where mitigation or compensation cannot be agreed with the relevant authority development will not be permitted.
- 7.71 The site contains hedgerows on the southern boundary which is described as mature, unmanaged species poor with semi-mature field maple tree present, the two fields are divided by mature, unmanaged species-rich hedge with trees, to the south a species-poor intact hedge primarily of hawthorn and blackthorn with mature pedunculate oak and ash trees. The Hedgerow provide value to wildlife for shelter, commuting and foraging purposes e.g. for bats and badgers. The majority of the hedgerows and trees within and on the boundaries of the development will be retained as part of the proposals. It is important hedgerow and tree protection is detailed in CEMP in line with the recommendations of the Ecology Report.

- 7.72 The site contains a range of habitats those that would be lost are of mainly of low ecological value, with the species poor grassland due to be lost. Protected species have been evidenced from the site including reptiles, a range of appropriate mitigation measures are outlined in the ecology report to control impacts, these measures would be secured by condition.
- 7.73 Habitats which would be lost would result in a net loss in biodiversity, however the report, appendices and plans show where habitats would be created and retained habitats enhanced (including off site) to reduce the net loss and in line NPPF ensure a indicative 2.96 habitat units, equivalent to a biodiversity net gain of +72.83% net gain would be achieved. Much of this gain would be made on the adjacent site, outlined in blue on the submitted location plan, which will be improved for biodiversity and then offered to the Parks Trust for them to manage, this net gain would be secured as part of the S106 agreement.
- 7.74 In considering the proposed ecological enhancements, officers have had regard to the fact that a 72.83% net gain is a substantial improvement which far exceeds the 10% requirement and provides a public benefit and aligns with the aims of the Development Plan and the Council's corporate strategy. While access to the site may be controlled to ensure wildlife on the site is not unacceptably disturbed, the Applicant has also indicated that there may be scope to make the site publicly accessible green space which would also be a benefit in terms of public amenity. This weighs in favour of the application.
- 7.75 Subject to conditions, the proposal would be acceptable in terms of ecology and Policies BN5 and NE3.

#### Flooding and Drainage

- 7.76 Policy BN7 of the west Northamptonshire Joint Core Strategy Local Plan (Part 1) states development proposals must comply with relevant flood risk assessment and management requirements. A sequential approach will be applied to all proposals for development in order to direct development to areas at the lowest probability of flooding unless it has met the requirements of the sequential test and the exception test. All new development, including regeneration proposals, must demonstrate that there is no increased risk of flooding to existing properties, and proposed development is (or can be) safe and shall seek to improve existing flood risk management. The policy also states that all proposals for development of 1 hectare or above in Flood Zone 1 and for development in 2, 3a or 3b must be accompanied by a flood risk assessment that sets out the mitigation measures for the site and agreed with the relevant authority.
- 7.77 Policy BN7A of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) states that development should use sustainable drainage systems, wherever practicable, to improve water quality, reduce flood risk and provide environmental and adaptation benefits.
- 7.78 Parts of the site lie within Flood Zone 3 and Flood Zone 2 although the majority of the site lies within Flood Zone 1; officers do have not had confirmation from the LLFA as to whether the Flood Zone 3 would be 3a or 3b but have considered this application on the basis that it would be 3b since this supports the findings in the Applicant's FRA. Flood Zone 3b is the most likely parts of the land to flood and forms part of the active flood plain.
- 7.79 The site is therefore considered to be in Flood Zone 3b for the purposes of planning and a sequential test is therefore required. As part of the sequential test, alternative

sites where the development may be delivered with a lower risk of flooding must be considered, as per paragraph 162 of the NPPF, or development can be directed to parts of the application site which are at lower risk of flooding. In this case, the proposed development has been exclusively directed to the portion of the site within Flood Zone 1 with only portions of the attenuation pond and undeveloped parts of the site being within Flood Zones 2 and 3. This is considered sufficient to pass the sequential test.

- 7.80 The Lead Local Flood Authority (LLFA) originally objected to the application on two grounds. The first was due to the surface water drainage strategy having been design with an outfall to the river Ouse. The Flood Risk Assessment at the time also concludes that the River Ouse floods out of bank during a range of modelled return periods and therefore the surface water drainage strategy should have been designed with a surcharged outfall. The other objection related to evidence of previous flooding in 2020; the LLFA requested clarification as to where these photographs specifically relate to. The Milton Keynes City Council LLFA also stated they had concerns in relation to the 2020 flood event, inappropriate discharge rates and the hydraulic calculations being advanced by the Applicant.
- 7.81 The Applicant has worked proactively with both the WNC LLFA and MKCC LLFA to arrive at a technical solution to the objections, following correspondence and meetings. The Applicant submitted additional and amended drainage information which satisfied the objections of the WNC LLFA. While the MKCC LLFA issued correspondence seeking clarification in relation to long term storage calculations, the Applicant has since also provided clarification on this matter to the contentment the WNC LLFA and has sought to work proactively with the MK LLFA to address their concerns but have had no response to communications for a number of months. It is noted that the MK LLFA is not objecting to the development. Officers also note that the EA raised no objection, subject to conditions being imposed.
- 7.82 Overall, having considered the view of both LLFAs, although it is noted that it is the WNC LLFA who is the statutory consultee in this case, officers consider that the Applicant has demonstrated that there is a technical solution to address flood risk and drainage on the site and, subject to conditions, the proposal would be acceptable in terms of flooding and drainage and thereby Policies BN7 and BN7A.

#### Pollution

- 7.83 Policy BN9 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) states that proposals for new development which are likely to cause pollution or likely to result in exposure to sources of pollution or risks to safety will need to demonstrate that they provide opportunities to minimise and where possible reduce pollution issues that are a barrier to achieving sustainable development and healthy communities. This includes reducing the adverse impacts of noise, ensuring the remediation of contaminated land so as not to pose a risk to health and the environment and finally maintaining and improving air quality, particularly in poor air quality areas, in accordance with national air quality standards and best practice
- 7.84 The site is located near to sensitive receptors to the north and west, officers have therefore included a condition requiring a Construction Environment Management Plan to avoid unacceptable impacts on neighbours during construction.
- 7.85 Officers note that the Environmental Protection Team have concerns in relation to land contamination, presumably due to possible agricultural activity that may have historically taken place on the site. Officers have therefore included a condition relating to land quality.

- 7.86 Overall officers are satisfied that the proposed development would not have an unacceptable impact in terms of pollution and would accord with Policy BN9.

#### Trees

- 7.87 Policy BN3 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) states that the protection of aged or veteran trees outside ancient woodlands will also be supported. development that would lead to further fragmentation or result in a loss of ancient woodland, aged and veteran trees will not be permitted unless the need for, and benefits of, the development in that location clearly outweigh the loss.
- 7.88 The proposal would necessitate the removal of a number of mature trees and some hedgerow, none of which are subject to a Tree Preservation Order, on the western portion of the site. However, this would be mitigated by new tree planting across the site and the reinforcement of the existing line of hedgerows along the eastern and southern boundaries.
- 7.89 Officers consider the proposal would have an acceptable impact on trees and would be acceptable in terms of Policy BN3.

### **8 FINANCIAL CONSIDERATIONS**

- 8.1 CIL is liable. The amount liable would be £340,102.20, although the proposal is for a fully affordable scheme which would then allow the Applicant 100% relief from CIL liability.
- 8.2 The development would also be liable for financial contributions for social infrastructure, in accordance with the Development Contributions SPD:
- If there is a lack of capacity identified for Early Years, a S106 contribution of £93,592 would be required.
  - A Primary Education contribution of £73,608 will be required.
  - A contribution towards Secondary Education of £80,123 will be required.
  - A Libraries Contribution of £6,071 is required.
  - Payment of a financial contribution towards primary health care provision serving the development of £59,875.20 (index linked)
  - A monitoring contribution of £3000 to enable management and monitoring of the above contributions
- 8.3 These figures may be subject to change, should updated capacity data from the Council be forthcoming.

### **9 PLANNING BALANCE AND CONCLUSION**

- 9.1 Officer are satisfied that the scheme accords with the relevant national and local policies and guidance and should be approved, subject to conditions and an appropriate S106 agreement. The S106 would need to secure financial contributions, the proposed dwellings as affordable in perpetuity and to secure the off-site biodiversity net gain and the offering of that land to the Parks Trust to manage.



## 10 RECOMMENDATION AND CONDITIONS

- 10.1 To grant permission subject to conditions as set out below with delegated authority to the Assistant Director for Planning to approve any amendments to those conditions as deemed necessary and finalise a suitable S106 agreement (The Heads of terms of the S106 agreement are set out in full in paragraph 8.2).
- 10.2 Officers would like to make the committee aware that Conditions 2, 15, 16 and 17 may require minor tweaks to ensure final layouts are to the satisfaction of the local Highways Authority. This is simply to ensure all plans are in accordance with one another. re subject to being updated after this committee meeting; this is necessary due to the minor amendments to the site layout to address concerns from the Local Highways Authority. That amendments, and these amendments proposed for post-committee do not substantially alter the proposed development before the committee today and is a small technical matter to ensure the plans are all in accordance with one another.
- 10.3 A full list of conditions is provided below:

### CONDITIONS: -

#### TIME LIMITS AND GENERAL IMPLEMENTATION 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 the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

#### **A FINAL DRAWING LIST WILL BE INCLUDED IN THE WRITTEN UPDATE AHEAD OF THE COMMITTEE MEETING**

Reason: To clarify the permission and for the avoidance of doubt.

#### CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BEFORE ANY DEVELOPMENT COMMENCES

3. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's ' Land Contamination Risk Management (LCRM).

#### B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

#### D. Reporting of Unexpected Contamination

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 part A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part B, 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 in accordance with part C.

Reason: Contaminated land investigation is required prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 11 of the NPPF and in the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

4. No development shall take place [on any phase], including any works of demolition until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for at a minimum:
- a) The parking of vehicles of site operatives and visitors;
  - b) The routing of HGVs to and from the site;
  - c) Loading and unloading of plant and materials;
  - d) Storage of plant and materials used in constructing the development;
  - e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - f) Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping;
  - g) Measures to control the emission of dust and dirt during construction;
  - h) A scheme for recycling/ disposing of waste resulting from demolition and construction works;
  - i) Delivery, demolition and construction working hours;

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason : To ensure the environment is protected during construction in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

5. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include as a minimum:
- a) Risk assessment of potentially damaging construction activities;
  - b) Identification of 'Biodiversity Protection Zones';
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
  - d) The location and timing of sensitive works to avoid harm to biodiversity features;
  - e) The times during construction when specialist ecologists need to be present on site to oversee works;
  - f) Responsible persons and lines of communication;
  - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
  - h) Use of protective fences, exclusion barriers and warning signs

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason : To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

6. A schedule of materials and finishes to be used in the external finishes of the dwellings and hard surfacing (including roads and paths) hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework.

7. Samples of the tiles (including ridge tiles) to be used in the covering of the roof of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework

8. Samples of the bricks to be used in the construction of the walls of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

9. Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the dwellings hereby approved, including the windows and doors (and their surrounds), together with the eaves and verge treatment shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

10. Full details of the siting, appearance and colour of any electricity or gas supply meter housings to be located on the external elevations of the buildings shall be submitted to and approved by the Local Planning Authority prior to the construction of the building

above slab level. The development shall thereafter be carried out in accordance with the approved details

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

11. Full details of the fire hydrants to be provided or enhanced on the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any above ground works. Thereafter and prior to the first occupation of the development, the fire hydrants shall be provided or enhanced in accordance with the approved details and retained as such thereafter.

Reason : To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with Government Guidance contained within the National Planning Policy Framework.

#### CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE OCCUPATION

12. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason : In the interests of promoting sustainable transport modes in accordance with Government advice in the National Planning Policy Framework.

13. Prior to first occupation of the development hereby approved, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the LEMP shall be carried out in accordance with the approved details.

Reason : To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework.

#### CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

14. Should any handrails be required to facilitate pedestrian access to any building hereby permitted (to accord with the Building Regulations), details of the location, height, design, colour and material of the handrail(s) should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that work. The handrails shall thereafter be carried out in accordance with the details hereby approved and thereafter retained as such.

Reason: In the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Local Plan.

15. The proposed boundary treatments enclosing each dwelling, as shown in the submitted drawing 'Proposed Boundary Treatments And Hard Surfacing Plan' (reference: 2692 AI0801 P05, dated September 2022), shall be erected and in situ prior to first occupation of any dwelling hereby approved.

Reason: In the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Local Plan.

16. The proposed landscape scheme, as shown in the below drawings shall be implemented by the end of the first planting season following occupation of the development:

153 Olameadows Old Stratford Planting Plan 3  
153 Ola The Meadows Old Stratford Landscape Maintenance Schedule  
153 Ola Meadows Old Stratford Landscape Strategy V4  
153 Ola The Meadows Old Stratford Soft Landscaping Specification

(All received 23/12/22)

Reason : To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

17. The proposed landscape scheme shall be maintained for a period of 5 years after its implementation in accordance with the submitted 'Landscape Maintenance Schedule' (received 23/12/22).

Reason : To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policies SS2 of the South Northamptonshire Local Plan Government guidance contained within the National Planning Policy Framework.

18. Prior to the occupation of any of the dwellings hereby permitted the estate road, driveways and turning areas shall be laid out, drained, constructed, surfaced and sealed.

Reason : In the interests of highway safety, to comply with Policy SS2 of the South Northamptonshire Local Plan and Government guidance in Section 12 of the National Planning Policy Framework..

19. Prior to the commencement of works affecting any existing public right of way, full details of any enhancement, improvement, diversion or closure shall be submitted to and gain the approval of the local planning authority.

Reason: In the interests of safeguarding highway safety in accordance with Policy SS2 of the of the South Northamptonshire Local Plan.

20. No dwelling hereby permitted (with a garage or driveway) shall be occupied until it has been provided with electric charging equipment of AC Level 2 (or equipment providing for no lesser standard of efficiency) to serve that dwelling. The charging equipment shall then remain in place in perpetuity.

Reason : To comply with Policy S10 of the West Northamptonshire Joint Core Strategy and Policy INF4 of the South Northamptonshire Local Plan Part 2, and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework.

21. Before any above ground works commence, full details of the surface water drainage scheme for the site, based on the approved clarification document prepared by EAS

(reference: 20230727-F-FRA & SUDS OLD STRATFORD v2, dated July 2023) will be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

- i) 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).
- ii) details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
- iii) cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices

Reason : To prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site, in accordance with the requirements of Policies BN7 and BN7A of the West Northamptonshire Joint Core Strategy Local Plan (Part 1).

22. No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the flood risk and drainage clarification document prepared by EAS (reference: 20230727-F-FRA & SUDS OLD STRATFORD v2, dated July 2023) has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority.

The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) Any As-Built Drawings and accompanying photos
- c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- e) CCTV confirmation that the system is free from defects, damage and foreign objects.

Reason : To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site, in accordance with the requirements of Policies BN7 and BN7A of the West Northamptonshire Joint Core Strategy Local Plan (Part 1).

23. The development hereby permitted shall not be commenced until such time as a scheme to ensure finished floor levels are set no lower than 300mm above adjacent ground levels has been submitted to and approved in writing by the Local Planning Authority.

The applicant must also demonstrate the no water susceptible development is located within water susceptible / flood flow route(s).

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 users and to ensure that pluvial flood flow routes are not displaced causing flooding to others, in accordance with the requirements of Policies BN7 and BN7A of the West Northamptonshire Joint Core Strategy Local Plan (Part 1).

24. The development shall be carried out in accordance with the submitted flood risk assessment (reference: 20230727-F-FRA & SUDS OLD STRATFORD v2, dated July 2023) and the following mitigation measures it details:

- All proposed buildings will be located within flood zone 1.
- Access and egress to the site is located within flood zone 1.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason : To reduce the risk of flooding to the proposed development and future occupants in accordance with the requirements of Policies BN7 and BN7A of the West Northamptonshire Joint Core Strategy Local Plan (Part 1).

25. The development hereby permitted shall be carried out in accordance with the recommendations, mitigation and enhancements set out in Ecology Report by Applied Ecology dated December 2022 and Biodiversity Net Gain Assessment by Applied Ecology dated December 2023, unless otherwise agreed in writing by the Local Planning Authority

Reason : To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

26. No external lighting shall be installed within the ecology mitigation and biodiversity enhancement areas.

Reason : To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the National Planning Policy Framework.

27. Prior to, and within two months of, the commencement of the development, the site shall be thoroughly checked by a suitably qualified ecologist to ensure that no protected species, which could be harmed by the development, have moved on to the site since the previous surveys were carried out. Should any protected species be found during this check, full details of mitigation measures to prevent their harm shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved mitigation scheme.

Reason : To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the National Planning Policy Framework.

28. All species used in the planting proposals associated with the development shall be native species of UK provenance.



Reason : To conserve and enhance biodiversity and prevent the spread of non-native species in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework.

29. Notwithstanding the provisions of Classes A-D (inclusive) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no enlargement alteration or improvement of any dwellinghouse shall be undertaken at any time without the prior planning permission of the Local Planning Authority.

Reason : Taking into account the density of the site it is considered to be in the public interest to ensure the merits of future proposals can be assessed by the Local Planning Authority so that the amenities of the adjoining occupier(s) are not adversely affected in accordance with Policy SS2 of the South Northamptonshire Local Plan and Section 12 of the National Planning Policy Framework.

30. Notwithstanding the provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no building or structure shall be erected or placed within the curtilage of the dwelling hereby permitted without the prior planning permission of the Local Planning Authority.

Reason : Having regard to the density, character and layout of the development the Local Planning Authority consider such structures would be likely to adversely affect the amenity of neighbouring occupiers and the character of the area and consider it is in the public interest to require an application to enable the merits of any proposal to be assessed in accordance with Policy SS2 of the South Northamptonshire Local Plan.

#### INFORMATIVES:-

1. Your attention is drawn to the letter received as part of the public consultation from Anglian Water and the requested informatives contained therein.
2. The applicant's attention is drawn to the presence of a public right of way crossing the site. If it is necessary to divert this route (in part or whole) in order to allow the development to take place, early application should be made to this Local Planning Authority for a Path Order made under the Town and Country Planning Act 1990 s. 257. If the proposed diverted route affects a neighbouring landowner, the application should be accompanied by a signed and dated consent from such landowner indemnifying the Local Planning Authority from any claims for damage or otherwise and agreeing to the diversion on his land.

Before submitting the application, the applicant is recommended to consult with all other councils in whose area the proposed diversion is located (Parish/Town Council and County Council) particularly if new furniture or structures are required.

The existing route must remain open and the surface undisturbed until the Path Order has been confirmed and the route certified by the Local Planning Authority as suitable for use

3. Your attention is drawn to the need to have regard to the requirements of UK and European legislation relating to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if protected species or habitats are affected by the development. If protected species

are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution. If any vegetation or trees are to be removed, it should first be ensured that they do not contain nesting birds or roosting bats. For further information or to obtain approval contact Natural England.

4. The West Northamptonshire Joint Core Strategy Local Plan (Part 1) (December 2014) policy C1, Changing Behaviour and Achieving Modal Shift, states that new development should be accessed by fibre to the premise (FTTP) technology. This supports the government's Gigabit programme and local targets to see 80% full fibre and 90% gigabit coverage by the end of 2028. Developers should approach telecoms providers at the earliest opportunity to agree gigabit-ready infrastructure and connectivity plans. The network capability delivered by full fibre technology supports the fastest broadband speeds available, is considered future proof, and will bring a multitude of opportunities, savings and benefits. It may also add value to the development and is a major selling point to attract potential homebuyers and occupiers, with many people now regarding fast broadband as one of the most important considerations.

Efficiencies can be secured if ducting works and other network infrastructure is planned early and carried out in co-operation with the installations of standard utility works. Any works carried out should be compliant with the Manual of Contract Documents for Highway Works- specifically Volume 1 Specification Series 500 Drainage and Ducts, and Volume 3 Highway Construction Details Section 1 - I Series Underground Cable Ducts. These documents can be found at:

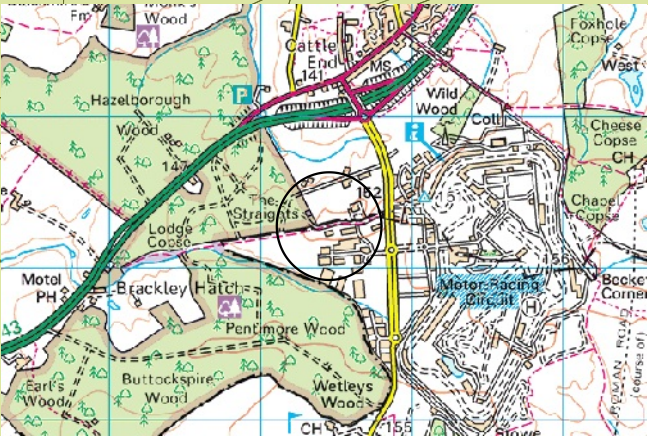
<http://www.standardsforhighways.co.uk/ha/standards/mchw/index.htm>.

Streetworks UK Guidelines on the Positioning and Colour Coding of Underground Utilities' Apparatus can be found here National Joint Utilities Group ([streetworks.org.uk](http://streetworks.org.uk)). Proposals should also be compliant with Part R, Schedule 1 of the Building Regulations 2010 (soon to be amended to strengthen requirements for gigabit connectivity to new dwellings) and the Approved Document R.

Some telecoms network providers have dedicated online portals providing advice for developers, including:




Openreach <https://www.ournetwork.openreach.co.uk/property-development.aspx>  
Virgin Media <http://www.virginmedia.com/lightning/network-expansion/property-developers>  
OFNL (GTC) <http://www.ofni.co.uk/developers>  
CityFibre <http://cityfibre.com/property-developers>

Details of other fibre network providers operating locally, including Gigaclear Networks and Glide, can be found here <http://www.superfastnorthamptonshire.net/how-we-are-delivering/Pages/telecoms-providers.aspx>. For help and advice on broadband connectivity in West Northamptonshire email the Superfast Northamptonshire team at [bigidea.ncc@northnorthants.gov.uk](mailto:bigidea.ncc@northnorthants.gov.uk)



2023/6218/MAF  
Silverstone CP

© Crown Copyright. All rights and database rights reserved.  
West Northamptonshire Council 100063706 2023

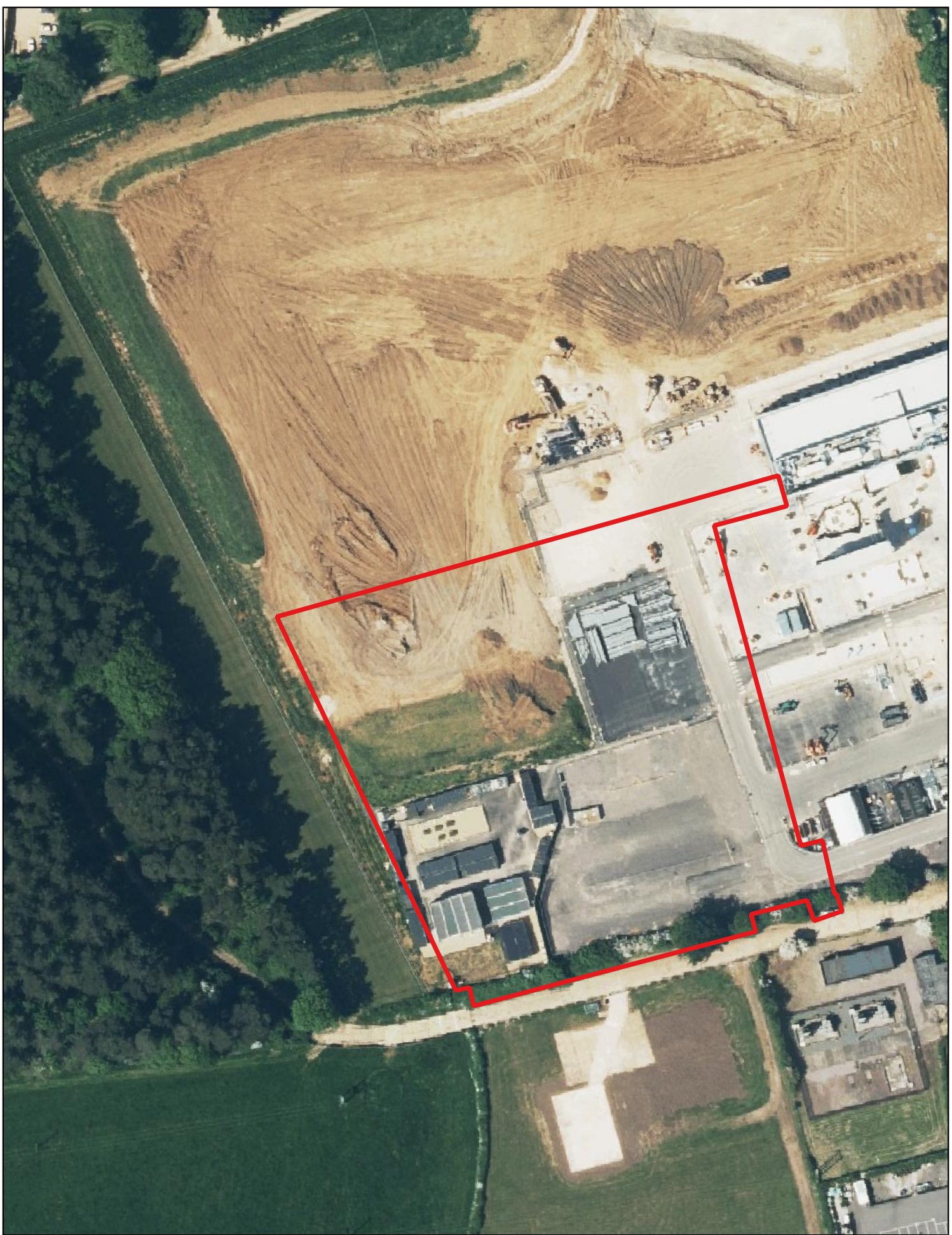
Planning Application   
Special Landscape Area   
Ancient Woodland 



Map Scale:  
1:1,250



This page is intentionally left blank



2023/6218/MAF  
Silverstone CP  
Aerial: Latest Available

© Crown Copyright. All rights and database rights reserved.  
West Northamptonshire Council 100063706 2023

Planning Application 

This page is intentionally left blank



# Planning Committee Report

**Application Number:** 2023/6218/MAF

**Location:** Aston Martin F1 Buckingham Road Silverstone NN12 8TJ

**Development:** Construction of a new research and development facility and associated works for the Aston Martin Formula One Team

---

**Applicant:** Aston Martin Cognizant Formula One

**Agent:** Ridge and Partners LLP

**Case Officer:** James Paterson

---

**Ward:** Silverstone

---

**Reason for Referral:** This is a major planning application.

**Committee Date:** 7 December 2023

---

## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

**RECOMMENDATION:** THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS

### **Proposal**

The proposed development is for the construction of a new research and development facility and associated works for the Aston Martin Formula One along with associated machinery, car parking and a new emergency access. The proposal also includes some landscaping to complement the wider site's parkland setting associated with the recently completed HQ building to the east.

### **Consultations**

The following consultees have raised **objections** to the application:

The following consultees have raised **no objections** to the application:

- Anglican Water, Environment Agency Natural England, NNC Archaeology, WNC Planning Policy, National Highways, NNC Developer Contributions, WNC Environmental Protection, WNC Local Highways Authority, Silverstone Parish Council, Northants Police, Fire and Rescue

The following consultees are **in support** of the application:

- WNC Economic Development

One letter of objection has been received and no letters of support have been received.

## **Conclusion**

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Impact on the Character of the Area
- Neighbouring Amenity
- Highway
- Ecology
- Flooding and Drainage
- Pollution
- Trees

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.**

## **MAIN REPORT**

### **1 APPLICATION SITE AND LOCALITY**

- 1.1 The application site is west of the existing Aston Martin Formula 1 Team buildings, including the HQ building (Building 1), the wind tunnel building (Building 3) and a building to be used for support services and facilities and other similar functions (Building 2). This site forms part of the overall Aston Martin F1 site which comprises 13.1ha of land and is covered by an indicative masterplan, which has been in evolution since the erection of the new HQ building. The construction of a new HQ building has been completed and the building occupied by the team in May 2023. The wind tunnel building is currently under construction while work has not commenced on the support services and facilities building.
- 1.2 The entire Aston Martin site is located to the west of Silverstone Circuit and is separated by the dual carriageway of Dadford Road. To the north the site is open apart from a small collection of farm buildings and residential dwellings. Silverstone Rally School lies to the northwest. Beyond this, the site gives way to open countryside and the land slopes away gradually and this is then punctuated by the Silverstone Bypass (A43). To the east is Dadford Road and the Race Circuit, to the West substantial woodland and to the South lies Buckingham Road Industrial Estate. The site has a broadly northerly aspect, falling south from approximately 150m AOD to 141m AOD at its lowest point, allowing open views to the north. A Public Bridleway (ref no: LID/13/1) runs along this single-track road and then onto the countryside to the west beyond the site. The site is accessed via the main entrance to the Aston Martin F1 site via an access road connecting to Dadford Road.



- 1.3 The site itself formed part of a car parking area and field that lay within 19m of an area of Ancient Woodland (Lodge Copse/The Straights) and was accessed from the Dadford Road via an existing single-track road that also provides access to Silverstone Park to the south. The site is now currently temporary covered in plant, machinery, parking for construction traffic and temporary buildings in association with the wind tunnel construction works.

## **2 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 The development proposed is the construction of an research and development facility consisting of several large rooms spread across the ground floor with a layout that facilitates the R&D workshops and testing. The first floor is limited to a mezzanine floor which spreads across some of the foot print of the building and largely contains office space. The rest of the first floor either comprises of voids above the R&D spaces below or plant and machinery which lie in the middle of the roof which drops down a storey across the mid-section of the building to conceal and enclose the plant.
- 2.2 The proposal would also include car parking to the south of the proposed building. The overall orientation building would be on an east-west axis so as to align with the existing and consented building which comprise the rest of the Aston Martin site. The building would similarly include car parking to the south of the building with a robust landscaping strategy to the north of the site. A modest service yard would be provided between the building and the proposed car park; it is expected that the principal service yard next to the HQ building would be principally used for external service vehicles from which point smaller service and delivery vehicles would be utilised to service the other buildings, including the building subject of this application.
- 2.3 The proposed building would have an internal floor area of 5480m<sup>2</sup> across both floors while the overall height of the building would be no more than 11m. The building would also be 76.4m in width and 58.4m in depth and would lie 18m to the west of the wind tunnel facility.
- 2.4 The building would overall be very simple in form. It is largely be set out in a box shape with grey horizontal rectangular cladding and louvres covering the external walls of the building; the windows would be likewise be simply arranged in panels with no discernible window hierarchy, although their positioning would be fairly regimented; however the north-west corner of the building would be heavily glazed so as to signal this as the principal access to the building. The southern aspect of the building would house the practical aspects of the building, namely the large access for HGVs; this is consistent of with the other buildings on the site where the northern façade overlooking the proposed parkland is the principal façade with plant, access and other unsightly aspects of the development located on the southern side of the building.

## **3 RELEVANT PLANNING HISTORY**

- 3.1 The following planning history is considered relevant to the current proposal:
- 3.2 S/2018/2829/SCR Screening opinion for proposed construction of new operational headquarters for Force India to include all aspects of car development and construction, new access from the Dadford Road (A413), car parking, landscaping and associated works. - Force India F1 Team Buckingham Road Silverstone NN12 8TJ - Environmental Impact Assessment not required

- 3.3 S/2019/1490/MAF New building to house headquarters with workshops and design office with associated access, parking and landscaping - Land west of Buckingham Road Silverstone NN12 8TJ (Syresham parish) – Approval
- 3.4 S/2020/0444/NMA Non-Material Amendment S/2019/1490/MAF New building to house headquarters with workshops and design office with associated access, parking and landscaping) reduction in width by 3m, 9m reduction in length, reduction in height by 1/2m, repositioning and resizing of windows/doors/openings on all elevations, removal of the balcony on the southern wing; and the balcony to the north-west slightly reduced in size, retain the access to the south for pedestrians and emergency only. - Racing Point Uk Limited Buckingham Road, Silverstone, Northamptonshire, NN12 8TJ – Approval
- 3.5 S/2021/0011/NMA Non material amendment to S/2019/1490/MAF (as amended by S/2020/0444/NMA) (New building to house headquarters with workshops and design office with associated access, parking and landscaping) Reduction in the footprint of the consented building, provision of PV solar array to roof, changes to roof profile, fenestration and door arrangements on all elevations. - Aston Martin F1 Team Buckingham Road Silverstone NN12 8TJ – Approval
- 3.6 S/2021/0166/FUL Retention of additional car parking for the headquarters Aston Martin Formula One Team (Part Retrospective). - AMR GP LTD Dodford Road Silverstone NN12 8TJ – Approval
- 3.7 S/2021/0435/MAF Variation of condition 2 (Plans) to S/2019/1490/MAF (New building to house headquarters with workshops and design office with associated access, parking and landscaping at Land) To increase the footprint of the consented building, including a reduction in height and changes to fenestration. Plant compound footprint increased, and reconfiguration of the site layout to include changes to the internal roads and parking - Aston Martin Cognizant F1 Buckingham Road Silverstone NN12 8TJ – Approval
- 3.8 WNS/2021/1393/SCREIA Screening Opinion for Provision of a wind tunnel building - Mikel-uk Canteen Aston Martin F1 Buckingham Road Silverstone NN12 8TJ - Environmental Impact Assessment not required
- 3.9 WNS/2021/1594/MAFWind Tunnel Facility consisting of a wind tunnel with associated machinery and test sections, ancillary office with associated access, reconfiguration of parking, landscaping and associated works - Aston Martin F1 Buckingham Road Silverstone NN12 8TJ – Approval
- 3.10 WNS/2022/0108/NMA Non material amendment to S/2021/0435/MAF (as amended by WNS/2021/0833/NMA)(New building to house headquarters with workshops and design office with associated access, parking and landscaping) To allow alterations to fenestration, access hatches and roof valley (Full details within covering letter). - Aston Martin F1 Buckingham Road Silverstone NN12 8TJ – Approval
- 3.11 WNS/2022/0642/MAF Variation of condition 2 (plans) of WNS/2021/1594/MAF (Wind Tunnel Facility consisting of a wind tunnel with associated machinery and test sections, ancillary office with associated access, reconfiguration of parking, landscaping and associated works) Relocation of the proposed building further east closer to the existing building and service yard, reduction in the overall height of the building, minor amendments to the parking layout and amendments to the overall footprint of the building. - Aston Martin F1 Buckingham Road Silverstone NN12 8TJ - Approval

## 4 RELEVANT PLANNING POLICY AND GUIDANCE

### Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

### 4.3 Development Plan

- 4.4 The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted South Northamptonshire Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

#### West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

- 4.4 The relevant policies of the LPP1 are:

SA – Presumption in Favour of Sustainable Development  
S1 – Distribution of Development  
S7 – Provision of Jobs  
S8 – Distribution of Jobs  
S10 – Sustainable Development Principles  
S11 – Low Carbon and Renewable Energy  
C2 – New Developments  
E1 – Existing Employment Areas  
BN2 – Biodiversity  
BN7A – Water Supply, Quality and Wastewater Infrastructure  
BN7 – Flood Risk  
BN9 – Planning for Pollution Control  
R2 – Rural Economy

#### South Northamptonshire Local Plan (Part 2) (LPP2)

- 4.5 The relevant policies of the LPP2 are:
- SS1 - The Settlement Hierarchy  
SS2 – General Development and Design Principles  
EMP1 – Supporting Skills  
EMP2 – Existing Commercial Sites  
EMP3 – New Employment Development  
INF4 – Electric Vehicle Charging Points  
NE2 - Special Landscape Areas  
NE4 – Trees, Woodlands and Hedgerows  
NE5 – Biodiversity and Geodiversity

### Material Considerations

4.7 Below is a list of the relevant Material Planning Considerations

National Planning Policy Framework (NPPF)  
 Planning Practice Guidance (PPG)  
 Supplementary Planning Guidance

**5 RESPONSE TO CONSULTATION**

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

<b>Consultee Name</b>	<b>Position</b>	<b>Comment</b>
Anglican Water	No objection	<i>Officer Summary: no objections, informatives are required relating to foul water drainage– these have been included by officers</i>
Environment Agency	No objection	<i>Officer Summary: The EA initially objected but subsequently withdrew their objection after clarification was provided by the Applicant in relation to drainage details across the wider Aston Martin site.</i>
National Highways	No objection	Officer Summary: National Highways have recommended that a condition should be attached to any planning permission that may be granted detailing staff working patterns.
Natural England	No objection	'Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.'
NNC Archaeology	No objection	'The site has been evaluated by trial trenching and found to be clear of archaeological remains. Therefore I have no objection to the proposals.'
NNC Developer Contributions	No objection	<i>Officer Summary: No objection, informative required in relation to the Council's expectations relating digital infrastructure installation</i>
Northants Police, Fire and Rescue	No objection	On previous applications for the other buildings which make up this campus the applicant has been required to submit full details of the crime prevention measures to be included as part of the build process by way of a condition. In the accompanying paperwork for this application there is a small section on security strategy but little in the way of detail. Please ask the applicant to provide a comprehensive statement to demonstrate how this building is

		<p>protected by a layered approach to security to include full details of the access control systems, CCTV, lighting and intruder alarms. This can be provided by way of a condition or in advance of this application being determined.</p> <p><i>Officer Comment: Officers have included a suitable condition to address security concerns.</i></p>
Silverstone Parish Council	No objection	<p>'Silverstone Parish Council has no objection to the building proposal but was like to strongly object and request Highways assess the design of the access to the Aston Martin site. Its close proximity to an adjacent access road, causing a severe safety issue with the current flow of traffic to and from the circuit and Aston Martin site, the additional unit will increase the amount of traffic and the risk of a fatal collision.'</p>
WNC Economic Development	Support	<p><i>Officer Summary: supports since the development would create additional jobs and enhance the high tech sector in the district.</i></p>
WNC Environmental Protection	No objection	<p><i>Officer Summary: No objection, conditions required in relation to noise, air quality, land quality and lighting to ensure there is no harm to the amenity of neighbouring occupiers nor unacceptable land quality issues.</i></p>
WNC Lead Local Flood Authority	Further information needed	<p>"With reference to the above documents, we note that the submitted surface water drainage information fails on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Whilst it is recognised that the rates of runoff from the proposed development would be controlled by the proposed drainage strategy, there will be an increase in the overall volume of water being discharged from the site and entering the small ordinary watercourse. Runoff volumes for the 1 in 1 year, 1 in 30 year and 1 in 100 year + CC storms should be assessed, and evidence provided that the additional volume of water will not increase the risk of flooding downstream.</li> <li>2. The drainage strategy proposes the use of a pond to attenuate runoff before discharging into a local</li> </ol>

		<p>watercourse, however it has not been demonstrated that the attenuation feature will be half empty within 24 hours to allow capacity for subsequent storm inflow.</p> <p>3. No information has been provided within the Maintenance Schedule regarding the lifespan of features that may need replacement within the design life of the development.</p> <p><i>Officer Summary: Officers have considered this comment and have included conditions to deal with these matters.</i></p>
WNC Local Highways Authority	No objection	<p><i>Officer Summary: The LHA originally raised concern with regard to the potential traffic generation associated with the proposal, lack of car parking spaces, lack of disabled parking spaces and the emergency access route, specifically whether it could be used regularly by employees. A technical response from the applicant providing clarification on the shift patterns of the proposed building, the nature and operation of the proposed emergency access and the fact that the applicant intends to comply with the original traffic cap means that the LHA withdrew their points of concern and raise no objection.</i></p>
WNC Planning Policy	No objection	<p>'Planning permission (S/2019/1490/MAF) was obtained, December 2019, for a new HQ building for Racing Point F1 team (prior to becoming Aston Martin Cognizant F1). This application was subsequently amended by Section 73 application (S/2021/0435/MAF), approved April 2021. The current proposal is located within this wider Aston Martin Formula 1 Headquarters site and will need to be considered in conjunction with other recent applications and approvals within the site curtilage, due to the inter-relationship between them, as well as cumulative impacts. To help support a vibrant, successful and developing local economy, the policies in the development plan are generally supportive of the expansion of businesses within their existing curtilage, subject to proposals being in</p>

		<p>accordance with wider development management considerations. Policy R2 of the WNJCS acknowledges the acceptability of proposals which sustain and enhance the rural economy, where they are of an appropriate scale for their location and respect the environmental quality and character of the rural area, including at part e) the expansion of businesses in their existing locations dependent upon the nature of the activities involved, the character of the site and its accessibility. With respect to the South Northamptonshire Part 2 Local Plan, Policy EMP2(3) states that on existing employment, retail or commercial sites, employment generating development including intensification will normally be permitted within the existing curtilage subject to compliance with other policies in the plan and other material considerations. As such, in this instance, the Planning Policy Team does not object to the principle of development, subject to the requirements of the original consent being complied with and other development management considerations being considered acceptable.'</p> <p><i>Officer Note: there is no conflict with what is being proposed here and the previous applications on the wider site referred to in this comment.</i></p>
--	--	---

## 6 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

- 6.1 There has been one letter of objection and no letters of support raising the following comments:
- Highway Safety, specifically relating to the main access to the Aston Martin site.

## 7 APPRAISAL

Principle of Development

*Policy Context*

- 7.1 Policy SA of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) sets out that when considering development proposals the relevant council will take a positive approach that reflects the presumption in favour of sustainable development contained in the national planning policy framework. Policies S1 and S2 deal with the distribution of development and the settlement hierarchy within the district.
- 7.2 Policy SS1 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that proposals for new development will be directed towards the most sustainable locations in accordance with the District's settlement hierarchy. It also states that new development should be within the settlement boundaries of first, second, third and fourth category settlements, as defined on the proposals maps, in accordance with their scale, role and function unless otherwise indicated in the local plan.
- 7.3 Policy E1 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) states that in order to help support a vibrant, successful and developing local economy, existing and allocated employment sites and industrial estates across west Northamptonshire will be retained for uses within use classes b1, b2, b8 and appropriate non-b employment generating uses. Furthermore, change of use to other (non-employment generating) uses will be resisted unless it can be demonstrated that the site is no longer economically viable for employment purposes in the long term, there is a clear conflict with adjoining uses, or its release would offer significant benefits to the local area. New commercial floorspace at the rural service centres of Towcester and Brackley and other smaller settlements will be of a scale that is commensurate with their function.
- 7.4 Policy S7 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) supports employment provision within South Northamptonshire district comprising the renewal and regeneration of existing employment sites as set out in Policy E1, a high performance technology motorsport cluster at Silverstone circuit as set out in Policy E5, local employment provision within sustainable urban extensions as set out in the sustainable urban extension policies and tourism and visitor development in the rural areas as set out in Policies E7 and R2.
- 7.5 Policy EMP1 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that to support the retention of skilled resident workforce, proposals for major new industrial and commercial development will be required to contribute to increasing or maintaining a skilled workforce. It also states that applicants should reach an agreement with the Council on appropriate and proportional measures to achieve this through an appropriate skills agreement which will be secured through a legal agreement.
- 7.6 Policy EMP2 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that existing employment and retail sites and land allocated for commercial uses should be retained for employment use unless the criteria set out in the policy are met. Furthermore, new dwellings (Class C3) will not be permitted within employment, retail or commercial sites except where this is in accordance with specific site proposals and policies set out in the development plan. The policy also states that on existing employment, retail or commercial sites, employment generating development including intensification will normally be permitted within the existing curtilage or through appropriate extensions subject to compliance with other policies in the plan and other material considerations.
- 7.7 Policy EMP3 of the South Northamptonshire Part 2 Local Plan 2011-2029 states new employment and commercial development will be directed to the most sustainable locations in accordance with Policy SS1: The Settlement Hierarchy. Employment generating development on suitable sites outside of the settlement confines will be



considered acceptable where the proposal is allocated for employment uses or meets the other criteria set out in the policy. Proposals for change of use or new employment development will need to be accompanied by evidence that demonstrates the current use is no longer viable or, in the case of the conversion of agricultural buildings that the buildings are redundant and the proposed uses and associated employment activities can be carried out without causing harm to residential amenity. Proposals for the relocation of whole or part of a business to another site within the district required as a direct consequence of the HS2 development will be permitted in open countryside locations where it is demonstrated that the criteria in the policy have been met.

7.8 Policy R2 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) states that proposals which sustain and enhance the rural economy by creating or safeguarding jobs and businesses will be supported where they are of an appropriate scale for their location, respect the environmental quality and character of the rural area and protect the best and most versatile agricultural land. The policy then sets out which types of developments are acceptable in this regard

7.9 Chapter 6 of the NPPF seeks to provide for the building of a strong and competitive economy and at Para 81 states:

*'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.'*

#### *Assessment*

7.10 The proposal seeks consent for the construction of a R&D facility to compliment the development of the Aston Martin F1 site and the operations that now take place on the site by virtue of the improved and expanded facilities on the site.

7.11 The application site is not located within the defined settlement confines of any town or village as set out in Policy SS1 and the site is therefore considered to be in the "open countryside" in planning policy terms. While it is noted that the plan seeks to direct development to existing settlements, in accordance with the settlement hierarchy, it is also noted that employment-based uses can be appropriate in the open countryside where they focus is on enhancing and maintaining the vitality of rural communities and strengthening rural enterprise as would be the case here through the creation of a number of high skills jobs in the district during the operation of the development, as per Policy S1. Therefore officers consider that the location of the site in the open countryside would not represent a constraint on approving the application in this case, subject to compliance with other policies.

7.12 While it is noted that the site falls outside of the site of the former Racing Point F1 (originally Jordan F1) site, it has been established under the planning consents for Buildings 1-3 that any development of the enlarged Aston Martin F1 site, covered by the masterplan, including this application site, would comprise an expansion of an existing well established business use at Silverstone. To this effect, allowing an extension to the Aston Martin F1 operation to include this application site would accord with criteria 2.a.iv of Policy EMP3 which allows for commercial development on land outside of settlement confines where it would be an extension to an existing commercial

site. The proposal would therefore also accord with criteria 3 of EMP2 since the proposal would entail the intensification of an existing employment site through an appropriate extension.

- 7.13 Officers note that the site falls outside the area covered by the SPG - Silverstone Circuit Development Brief and the Silverstone allocation under Policy E5. It is considered that irrespective of the lack of allocation, there is support in local and national policy for the expansion and intensification of the existing Aston Martin employment site, notably in terms of Policy S7 which supports the provision of additional jobs at the Silverstone Circuit.
- 7.14 In considering this application, and in particular in assessing the application against EMP1, consideration must be afforded to the justification for the development in the context of how fundamental Formula 1 is to the rural economy of the wider area and how the evolution of the industry is essential to the economy of the area and its skilled workforce.
- 7.15 In this regard, a large majority of the F1 teams currently have their operating bases within the UK and most within Motorsport Valley across Buckinghamshire, Oxfordshire and Northamptonshire. The teams in this area employ more than 5,000 people and deliver £2billion in revenue annually. In addition to this, almost 3,500 companies associated with motorsport are based within the valley, employing around 40,000 people. That represents a high proportion of the world's high-performance engineers. These companies also export their products and services abroad. As a result, F1 has a wide impact on the economy, in terms of jobs, skills and innovation. Officers also consider that this means that an agreement with the Council on appropriate and proportional measures to secure the retention of skilled workers, as per Policy EMP1, is not needed here due to the nature of the employment use being proposed.
- 7.16 Overall, motorsport-based businesses spend 30% of their turnover on research and development. That compares to 4% in engineering, 6% in automotive and 15% in pharmaceuticals. Put into context, the investment made by F1 industry has transferred to the racetrack, with a large proportion of the races in F1 being won by a British-built cars year on year.
- 7.17 Given the above and that the principle of development is supported by the Development Plan which allows the expansion of existing employment sites within the District, it is also important to understand the need for the development. This is reinforced within the NPPF which states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Moreover, one of the Council's objectives seeks to support economic growth through the strengthening of the local economy and its long-term vitality with Silverstone and associated businesses/companies associated with motorsport form a central focus for that growth.
- 7.18 In this regard, F1 in supporting existing businesses and allow them to grow, is an overriding factor to supporting development in this case so it continues to anchor a wide range of engineering and design companies in the area.
- 7.19 It is also considered that the proposed development would accord with Policy EMP2, in that allowing Aston Martin F1 to increase their operations from the application site, and wider masterplan site, in order to collocate all of their facilities on the site the use of the site would be secured which accords with the general aims of EMP2 in not allowing loses of employment based used to other uses.

## *Conclusion*

- 7.20 Given the importance of F1 to the rural economy of the wider district and the compliance with the policies set out in the Development Plan, it is considered that the proposal is acceptable in principle subject to the acceptability of all other matters that will be outlined in this report. As an economic development material consideration, it will safeguard a key business and jobs within the district which in turn will contribute to supporting a vibrant and successful rural economy and the high-performance technology motorsport cluster at Silverstone Circuit. The proposal is therefore in accordance with the Development plan.

## Impact on the Character of the Area

### *Policy Context*

- 7.21 Policy SS2 of the South Northamptonshire Part 2 Local Plan 2011-2029 sets out general principles and criteria for high quality development. Where development proposals contravene any of the criteria of relevance to that proposal, they will be refused unless outweighed by other material considerations. The policy also states that the use of design codes, masterplans or planning briefs will be considered for multi-phased developments to ensure consistency of design approach.
- 7.22 Policy NE2 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that, within Special Landscape Areas, development related to unallocated site and sites outside of settlement confines should avoid harmful impacts to the character and appearance of the area. Proposals for development within a Special Landscape Area should pay particular regards to design, materials, siting of buildings and the use of land, make best use of the land available, be informed by the qualities of the special landscape area and contribute, where appropriate, to the conservation, restoration or enhancement, or restoration of the area's character and appearance. 3. Dependent on scale and context development proposals within the SLA a full landscape and visual impact assessment (LVIA) may be required.
- 7.23 Chapter 12 of the NPPF reflects Government's requirements for achieving well-designed places with significant emphasis on good quality design. Paragraph 126 relates to the importance of good design and the fact that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'.
- 7.24 Chapter 15 of the NPPF concerns the conservation and enhancement of the natural environment, paragraph 174 concerns all developments and explains that decisions should recognise the intrinsic character and beauty of the countryside and seeks the protection and enhancement of landscapes/countryside whether designated, valued or otherwise.

### *Design*

- 7.25 The overall design, proportions and materiality of the proposed building has been heavily influenced by the other buildings which comprise the wider Aston Martin site. While the proposed cladding, box-like form and irregularly laid out windows mean that the overall form and design of the building is quite pedestrian, it is accepted that this would allow it to sit comfortably and 'quietly' on the site since it would appear congruent with other built form on the site and would be fairly muted in the context of the site being

in a special landscape area. Officers note that a more stimulating design might mean any such building would sit very proudly on the site and would be more likely to draw the eye from wider views of the site and detract from the primacy of the more significant buildings to the east, which would have impacts both in terms of the coherency of design across the site as well as impacts on the wider landscape. It is further noted that the building has been designed very much with the end use in mind and has therefore been designed to be highly functional in nature which is appropriate here.

- 7.26 In considering the layout of the building, it is noted that it would align with the other three buildings on the wider site and mirror the arrangement of car parking to the south and parkland to the north. This is considered appropriate and will ensure the building integrates well with the other buildings and would be a congruent addition to the Aston Martin F1 site. While the layout differs slightly in that the main entrance is on the western façade of the building, whereas others are entered either via the car park or the northern façade facing the parking, this is considered acceptable. This is because it would allow a segregation of foot traffic and the HGVs that will utilise the service yard to the south.
- 7.27 It is noted that the proposed building has been designed in a manner which incorporated sustainable design principles, such as passive, active and renewable design measures. It is therefore expected that the building would be able to achieve at least a BREEAM 'very good' rating, which is to be secured by condition. This is in line with the requirements of Policy S11 and is therefore acceptable in this regard.

#### *Landscape*

- 7.28 The site is within the Special Landscape Area of Whittlewood Forest and Hazelborough Forests. The significance of this area is largely informed by the ancient woodland spread throughout the landscape area; however, the agricultural farmlands also clearly frame many of the important views throughout the area. Of importance also are the other characteristics of the area which help inform the strong rural character of the landscape area by emphasising the intimate and human character and scale of the farmland. Furthermore, the open areas of farmland serve to frame this part of the district and reinforce a strong sense of remoteness and tranquillity with a limited local population and road infrastructure
- 7.29 In terms of the overall character of the site, it is noted that built form and the track disrupt views to the south and east, while the land remains fairly open to the north. Well-established ancient woodlands lie to the west of the site. Hedgerows form the site's boundaries to the north and east and are interspersed with veteran hedgerow trees (predominantly oak). The southern boundary is formed by the Public Bridleway (ref no: LID/13/1) and is particularly weak, generally inconsistent and open in parts, providing limited enclosure and a weak interface with the industrial development to the south.
- 7.30 The application has been submitted with a full LVIA complete with agreed viewpoints and the associated impact levels identified. Dense woodland cover and large built form within the Silverstone Circuit screen long distance views of the site from the east, west and south. Views are limited to the area immediately surrounding the site, with the only exception to this rule being one medium distance view, which is possible from elevated land adjacent to Windmill Farm. Stowe registered park and garden to the south, does not share inter-visibility with the application site and the site is not considered to contribute to the wider setting of this heritage asset.

- 7.31 Although the landscape to the north of the site is visually more open, the interplay of woodland, tree belts, hedgerows and undulating landform limit views to locations within 500m of the application site. As such, there are no views of the site from Silverstone village or Silverstone conservation area. The building would be visible from the Public Bridleway (ref no: LID/13/1) to the south of the site and the nearby residential properties of Litchlake Farm and Barns.
- 7.32 While it is clear that there would be some visual impacts to close views of the site, officers consider that due to the proposed landscaping which would lessen the impact of the building over time, the existing buildings on the site in conjunction with the careful design and siting of the building means that over time the impact of the building on the landscape would be reduced to having an insignificant impact.
- 7.33 In reaching this view, officers have had regard to the fact that planning permission was previously granted for the wind tunnel building partially on this site (which was subsequently moved east to make space for this building) and that the wind tunnel building is far more impactful on the landscape than this building would be.
- 7.34 Overall, officers are satisfied that the proposed development would not cause unacceptable harm to the wider landscape, including the SLA.

#### *Landscaping*

- 7.35 Officers note that the proposed landscaping associated with this application would fit within the wider aspirations to create a parkland to the north of the site; the proposed development would continue to ensure this can be delivered.
- 7.36 The proposal includes a belt of trees to the west of the building and car park which would ease the transition between the developed site and the ancient woodland to the west. Furthermore, sporadic planting in the parking area would soften the appearance of the significant amount of hard surfacing while the southern hedgerow would also be retained. These measures are considered appropriate and would provide a proportionate and well-considered amount of greenery to the site and mitigate some of the impact of developing the site.

#### *Conclusion*

- 7.37 Overall, officers consider the proposal would have an acceptable impact on the character of the area and would accord with Policies SS2, NE2 and the NPPF.

#### Impact on Neighbouring Amenity

- 7.38 Policy SS2 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that developments must not unacceptably harm the amenity of occupiers and users of neighbouring properties and the area through noise, odour, vibration, overshadowing or result in loss of privacy, sunlight daylight or outlook, unless adequate mitigation measures are proposed and secured.
- 7.39 The nearest properties are Litchlake Barn and Litchlake Farm to the north of the site. Concern regarding the proximity of the development and these properties was previously considered at the time of the HQ application and clearly the impact of the additional building proposed in this application will need to be examined.
- 7.40 The proposed building would lie approximately 120m from these buildings, however the landform is changing in terms of landscaping due to the proposed bunds that are

currently being formed around the site and this northern boundary will see a noise attenuation bund adjacent to those neighbours with some significant new landscaping including semi-mature trees offering a strong landscaping screen to mitigate the overall proposed development at the Aston Martin site.

- 7.41 Having regard to these mitigation measures, the layout of the site, the orientation of the sun and the existing arrangement, it is considered that the proposed development would likely not have an unacceptable impact in terms of a loss of daylight, overbearing, an erosion of privacy or noise and disruption. The proposed development is therefore acceptable in terms of neighbouring amenity and Policy SS2.

### Highways

- 7.42 Policy SS2 of the South Northamptonshire Part 2 Local Plan 2011-2029 states planning permission will be approved where developments include a safe and suitable means of access for all people (including pedestrians, cyclists and those using vehicles). Developments must also take into account existing or planned social and transport infrastructure to ensure development is adequately served by public transport or is in reasonable proximity to a range of local facilities which can be reached without the need for private car journeys.
- 7.43 Policy C2 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) requires development to mitigate its impacts on highway.
- 7.44 Paragraph 111 of the NPPF makes clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.45 Paragraph 112 of the NPPF states that planning decisions should ensure that appropriate opportunities to promote sustainable transport modes can be taken up, given the type of development and its location, safe and suitable access to the site can be achieved for all users, the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code and that d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 7.46 Officers note that concerns have been raised as part of the public consultation with regard to road safety; specifically due to the proximity of the new access to the Aston Martin site approved as part of the original consent for the HQ building and the access directly to the north. A Road Safety Audit (RSA) was undertaken which found that there was not a significant safety issue in this regard. The RSA was carried recommended some additional signage be installed, which has been agreed with the applicant, as well as the removal of a portion of hedging at the entrance to the Aston Martin site. Officers therefore consider that the use of this existing access as part of the proposed development would not give rise to a situation which would prejudice highways safety and would not give rise to severe highways impacts.
- 7.47 Officers have carefully considered the impact of a potential increase in traffic to the site as part of the proposed development. However, it is noted that the proposed development would adhere to the existing travel cap which covers the whole Aston Martin site. Therefore, the proposed development would not give rise to a significant increase in traffic which would affect the local highways network and is therefore acceptable in this regard.

- 7.48 The proposed number of car parking spaces falls well below the Northamptonshire Parking Standards which requires significantly more car parking spaces than has been made available due to the large amount of floor space being proposed. However, officers have had regard to material consideration which outweighs this nonconformity to the parking standards. Firstly, the proposed building would utilise a shift system which means that a limited number of people would be on site at any one time, while also avoiding a crossover at peak times. Secondly, the nature of the use of the building as research and development means that there would be a relatively low density of employees across the building which would fall significantly below that which would typically be expected in a Class E/B1 use. This has been substantiated in the application and officers therefore consider this also demonstrates why a substandard number of spaces would be acceptable in this instance. It is also noted that large parts of the wider Aston Martin site remain undeveloped and it is possible that more land could be given over to parking should the need arise. The lack of disabled parking has also been raised by the Highways Authority as an issue; however the travel plan allows for monitoring and review and should the need for additional such spaces be demonstrated then more spaces can be added accordingly.
- 7.49 The proposed development only includes provision for 12 cycle parking spaces; far below the 55 that would be required by the Northamptonshire parking standards. However, having had regard to the low density of the proposed use as well as the fact that mechanisms exist within the travel plan to allow more to be added should the need arise, officers consider that this is acceptable in this instance.
- 7.50 Officers note the proposed emergency access to the south of the site, in line with other such accesses having been consented for Buildings 1-3. Concern was originally raised with regard to how these could be abused by employees seeking to gain quicker access to parking. Notwithstanding Aston Martin's own desire to maintain control of this for security reasons, the applicant has provided information as to how these would be managed as part of their explanatory technical note and officers are satisfied that this access would be genuinely only for emergency use.
- 7.51 Overall, officers consider that the proposed development would have an acceptable highways impact and would accord with Policies SS2 and C2 of the development plan as well as the requirements of the NPPF.

### Ecology

- 7.52 Policy NE3 of the South Northamptonshire Part 2 Local Plan 2011-2029 seeks to conserve and wherever possible enhance green infrastructure. Policy NE4 seeks to protect and integrate existing trees and hedgerows wherever possible and requires new planting schemes to use native or similar species and varieties to maximise benefits to the local landscape and wildlife. Policy NE5 requires that proposals aim to conserve and enhance biodiversity and geodiversity in order to provide measurable net gains. Development proposals will not be permitted where they would result in significant harm to biodiversity or geodiversity, including protected species and sites of international, national and local significance, ancient woodland, and species and habitats of principal importance identified in the United Kingdom Post-2010 Biodiversity Framework.
- 7.53 Policy BN2 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) states that development that will maintain and enhance existing designations and assets or deliver a net gain in biodiversity will be supported. Development that has the potential to harm sites of ecological importance will be subject to an ecological assessment and

required to demonstrate: 1) the methods used to conserve biodiversity in its design and construction and operation 2) how habitat conservation, enhancement and creation can be achieved through linking habitats 3) how designated sites, protected species and priority habitats will be safeguarded. In cases where it can be shown that there is no reasonable alternative to development that is likely to prejudice the integrity of an existing wildlife site or protected habitat appropriate mitigation measures including compensation will be expected in proportion to the asset that will be lost. Where mitigation or compensation cannot be agreed with the relevant authority development will not be permitted.

- 7.54 Officers have reviewed the submitted ecology reports for the proposed application. Having had regard to specialist internal advice, officers consider that the reports are appropriate and fit for purpose and follow the appropriate industry guidelines and best practice.
- 7.55 The submitted ecology information confirms that, following a survey and walkover of the site in 2023 as an update to the original 2019 surveys, that conditions present on site have changed little since the original surveys in 2019, therefore no additional or update surveys are required at this time as the proposal would not adversely impact protected species.
- 7.56 Appropriate mitigation and enhancement measures have been proposed which would ensure that a net gain in biodiversity is achieved in line with the requirements of the NPPF. Furthermore, measures have been included to ensure that the dark corridor along the boundary of the woodland to the west would be maintained and support habitats in that area.
- 7.57 Overall, the proposal is acceptable in terms of ecology and Policies BN2 and NE3.

#### Flooding and Drainage

- 7.58 Policy BN7 of the west Northamptonshire Joint Core Strategy Local Plan (Part 1) states development proposals must comply with relevant flood risk assessment and management requirements. A sequential approach will be applied to all proposals for development in order to direct development to areas at the lowest probability of flooding unless it has met the requirements of the sequential test and the exception test. All new development, including regeneration proposals, must demonstrate that there is no increased risk of flooding to existing properties, and proposed development is (or can be) safe and shall seek to improve existing flood risk management. The policy also states that all proposals for development of 1 hectare or above in Flood Zone 1 and for development in 2, 3a or 3b must be accompanied by a flood risk assessment that sets out the mitigation measures for the site and agreed with the relevant authority.
- 7.59 Policy BN7A of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) states that development should use sustainable drainage systems, wherever practicable, to improve water quality, reduce flood risk and provide environmental and adaptation benefits.
- 7.60 A Flood Risk Assessment (FRA) has been submitted with the application which highlights that the site is located at the head of the catchment for Silverstone Brook. The topography varies from 15m A.O.D to 145m A.O.D typically from south to north with existing gradients, which enable exceedance overland flows to fall to field drainage discharge locations.



- 7.61 Flood mapping shows the site to be located with Flood Zone 1 with 1% surface water flooding contained at the lowest areas of the site. The FRA concludes that the site is at low risk of flooding caused by all assessed causes. The lack of available ground infiltration in the majority of the site would lead to the management of surface water onsite to discharge to tributaries of Silverstone brook. The majority of the site which will be developed has ground conditions which will not permit infiltration techniques to discharge surface water. The development includes a Sustainable Drainage System (SuDS), to ensure that the existing runoff rate is achieved. These measures would result in a proposal that can be developed safely, without exposing the proposed development or other areas in the locality to an unacceptable degree of flood risk, in accordance with the NPPF and development plan policies.
- 7.62 Officers note that comments have been received by the Lead Local Flood Authority which request additional information in relation to the overall volume of water being discharged from the site and entering the small ordinary watercourse, whether the proposed attenuation feature will be half empty within 24 hours to allow capacity for subsequent storm inflow and details of how SuDS are to be maintained. However, officers are satisfied that these concerns do not represent a constraint on granting planning permission as these technical details can be dealt with via appropriately worded conditions.
- 7.63 Subject to conditions, officers are satisfied the proposal would be acceptable in terms of flooding and drainage and thereby Policies BN7 and BN7A.

#### Pollution

- 7.64 Policy BN9 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) states that proposals for new development which are likely to cause pollution or likely to result in exposure to sources of pollution or risks to safety will need to demonstrate that they provide opportunities to minimise and where possible reduce pollution issues that are a barrier to achieving sustainable development and healthy communities. This includes ensuring the remediation of contaminated land so as not to pose a risk to health and the environment and adverse noise impacts. This also includes maintaining and improving air quality, particularly in poor air quality areas, in accordance with national air quality standards and best practice
- 7.65 Officers are satisfied that the proposed development would not give rise to unacceptable nuisance through noise, dust and other polluting impacts during the operation of the building, subject to conditions. Furthermore, officers are satisfied that conditions would ensure that measures are taken during the construction phase so as to ensure there are no unacceptable impacts.
- 7.66 The proposal is therefore acceptable in terms of pollution and Policy BN9.

#### Trees

- 7.67 Policy BN3 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) states that the protection of aged or veteran trees outside ancient woodlands will also be supported. development that would lead to further fragmentation or result in a loss of ancient woodland, aged and veteran trees will not be permitted unless the need for, and benefits of, the development in that location clearly outweigh the loss.
- 7.68 The proposed development would entail the removal of some mature trees which form part of the southern boundary as well as a small portion of hedgerow on the southern boundary to facilitate the emergency access to the site. While regrettable, it is noted

that these trees were proposed to be removed as part of earlier phases of the development for which there is extant or implemented permissions. It is also noted that the proposed landscaping scheme for the site itself as well as the wider parkland project to the north of the buildings would adequately compensate for the loss of these trees. Officers also noted that the trees in question do not benefit from any formal protection.

7.69 The proposal is acceptable in terms of trees and Policy BN3.

## **8 FINANCIAL CONSIDERATIONS**

8.1 This application is not CIL liable, nor would other financial contributions be required.

## **9 PLANNING BALANCE AND CONCLUSION**

9.1 Officer are satisfied for the reasons mentioned in the above analysis that the scheme accords with the relevant national and local policies and guidance and should be approved.

## **10 RECOMMENDATION AND CONDITIONS**

10.1 To grant permission subject to conditions as set out below with delegated authority to the Assistant Director for Planning to approve any amendments to those conditions as deemed necessary.

10.2 A full list of conditions is provided below:

### **TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS**

#### Time Limit

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

Reason : To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

#### Approved Plans

2. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

5021871 Rdg Zz St D A 000010 B Location Plan  
5021871 Rdg Zz St D A 000012 B Site Plan  
5021871 Rdg Xx 00 D A 010001 D Ground Floor Plan  
5021871 Rdg Xx 01 D A 010002 D First Floor Plan  
5021871 Rdg Xx Xx D A 010010 C Roof Plan  
5021871 Rdg Xx Xx D A 010301 C Cross Section A  
5021871 Rdg Xx Xx D A 020001 D Elevations  
5021871 Rdg Zz St D A 000011 C Masterplan

All received 29/06/23

Reason : To clarify the permission and for the avoidance of doubt.

In Accordance with Ecology Survey

3. The development hereby permitted shall be carried out in accordance with the recommendations, mitigation and enhancements in the Landscape and Ecology Management Plan/Construction Environmental Management Plan dated September 2020 by Ecology Solutions and section 5 of the Ecological Assessment by Ecology Solutions dated July 2019, unless otherwise agreed in writing by the Local Planning Authority.

Reason : To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

Air Quality

4. The development hereby permitted shall be carried out in accordance with the recommendations set out in Section 7 of the Air Quality Assessment by Air Quality Consultants dated 16 July 2019 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Policy BN9 of the South Northamptonshire Local Plan and Government advice in the National Planning Policy Framework.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BEFORE ANY DEVELOPMENT COMMENCES

Finished Floor Levels

5. No development shall take place until details of all finished floor levels in relation to existing and proposed site levels and to the adjacent buildings have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be constructed in accordance with the approved levels.

Reason : In order to safeguard the visual amenities of the area in accordance with advice within Section 12 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Attenuation Ponds

6. No development shall take place until full details of the construction of the attenuation ponds has been submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to any other development works which would accentuate the surface water run off from the development hereby approved, the balancing ponds shall be constructed in full in accordance with the approved details.

Reason : To ensure that the development/site is served by proper arrangements for the disposal of surface water/foul sewage, to comply with Policy BN7 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the National Planning Policy Framework, and to ensure that the development will conserve

and enhance the natural environment contributing to a net gain in biodiversity in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

#### CMS

7. No development shall take place, including any works of demolition until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for at a minimum:
- a) The parking of vehicles of site operatives and visitors;
  - b) The routing of HGVs to and from the site;
  - c) Loading and unloading of plant and materials;
  - d) Storage of plant and materials used in constructing the development;
  - e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - f) Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping;
  - g) Measures to control the emission of dust and dirt during construction;
  - h) A scheme for recycling/ disposing of waste resulting from demolition and construction works;
  - i) Delivery, demolition and construction working hours;

The approved Construction Method Statement shall be complied with throughout the construction period for the development.

Reason : To ensure the environment is protected during construction in accordance with Policies SS2 and BN9 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

#### Protected Species Survey

8. If the development hereby approved does not commence by 1st April 2025, a revised protected species survey shall be undertaken prior to the commencement of the development to establish changes in the presence, abundance and impact on protected species. The survey results, together with any necessary changes to the mitigation plan or method statement shall be submitted to and approved in writing the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

#### SuDS Maintenance

9. No development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.

Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.

The scheme shall include:

- a) A maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.
- b) A site plan including access points, maintenance access easements and outfalls.
- c) 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 arisings generated from the site.
- d) Details of expected design life of all assets with a schedule of when replacement assets may be required.

Reason : To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN7 of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

#### Cycle Parking

10. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason : In the interests of promoting sustainable transport modes in accordance with Government advice in the National Planning Policy Framework.

#### Drainage

11. No above ground work shall take place until full details of the surface water drainage scheme for the site 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 before the development is completed. The scheme shall include,
  - a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures.
  - b) Details of the drainage system are to be accompanied by full WinDES modelling or similar with the details on proposed discharge rates, simulating storms through the whole drainage system, with results of critical storms, demonstrating that there is no surcharge in the system for the 1 in 1 year, no above ground flooding for the 1 in 30 year, and that any above-ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change
  - c) Cross sections of flow control chambers and manufacturers hydraulic curves for flow control devices (if required)

Reason : To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN7 of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

#### Flooding Verification

12. No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority. The report shall include:
- a) Any departure from the agreed design is keeping with the approved principles
  - b) Any As-Built Drawings and accompanying photos
  - c) Results of any Performance Testing undertaken as a part of the application process (if required / necessary)
  - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
  - e) Confirmation that the system is free from defects, damage and foreign objects (CCTV survey)

Reason : To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

#### Fire Hydrants

13. No development shall take place above ground until a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason : To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with Government Guidance contained within the National Planning Policy Framework.

#### Samples - Walls

14. Samples of the cladding and louvered screening to be used in the construction of the walls of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

#### Samples - Roof

15. Samples of the material to be used in the covering of the roof of the building shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in

accordance with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework

#### Landscaping

16. Notwithstanding the submitted plans a scheme for landscaping the site shall be provided to and approved in writing by the Local Planning Authority which shall include:-

(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),

(b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,

Such details shall be provided prior to the development progressing above slab level or such alternative time frame as agreed in writing by the developer and the Local Planning Authority.

Reason : To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

#### Landscape Maintenance

17. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or on the completion of the development, whichever is the sooner, and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason : To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

#### Traffic Cap

18. The development shall be implemented and carried out in accordance with the Traffic Cap Methodology and all elements as set out within 2001/TN01/A, subject to the following:

1) The provision of monitoring information to the Local Planning Authority every three months following full occupation of the development and thereafter annually at a time to be agreed with the Local Planning Authority, thereby adopting the terms set out by Local Planning Authority.

2) The list of example measures provided which will be implemented should accord with those approved 04.06.20 under S/2020/0520/COND.

Reason: To ensure that no more development trips are attracted by the development hereby permitted than as defined by the methodology set out in the approved Transport Assessment, including measures to reduce development trips in the event of a breach in the development traffic cap and to ensure that the A43 continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 in the interests of road safety.

#### Travel Plan

19. A Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the first use or occupation of the development hereby permitted. The Travel Plan shall comprise:
- a) The appointment of a Travel Plan Co-ordinator to manage the Travel Plan.
  - b) The provision of showers, changing facilities and lockers for the benefit of commuters travelling by foot, cycle and motorbike.
  - c) The provision of secure and covered cycle parking close to the changing facilities. The cycle parking will also include a fixed pump/workstand to allow minor repairs to be undertaken where necessary, e.g. puncture repair and gear indexing.
  - d) The provision of a 'guaranteed ride home' facility for car sharing members of staff in the event of an emergency.
  - e) Details of a car sharing scheme and database to be implemented and maintained to help staff form car sharing arrangements.
  - f) Monitoring of the cycle and electric vehicle parking spaces to ensure supply is sufficient and keeps up with future trends.

The approved Travel Plan shall thereafter be implemented and operated in accordance with the approved details.

Reason: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government advice in the National Planning Policy Framework.

#### CCTV

20. Prior to first use of the building hereby permitted, full details of the proposed security and crime prevention measures for the site (including measures such as CCTV, lighting, intruder alarms, adequate access control and perimeter treatments) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of crime prevention in accordance with PPS1, PPS3, SPG on Planning Out Crime, Policy S10 of the Joint Core Strategy and Policy SS2 of the South Northamptonshire Local Plan.

#### External Plant - Noise

21. Notwithstanding the approved plans, details of the proposed external plant shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. The submitted details shall demonstrate how the plant achieves the noise criteria set put in Table 2 in paragraph 4.10 of the submitted Plant Noise Criteria Report (reference: 19025/001/ja/a, dated 17th July 2019).

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise from the proposed development and to meet the aims of the Government guidance contained within the National Planning Policy Framework, Noise Policy



Statement for England, The Governments Planning Practice Guidance, and Policies SS2 and BN9 of the South Northamptonshire Local Plan.

#### External Lighting

22. Details of the external lighting and security lighting including the design, position, orientation and any screening of the lighting shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The lighting shall be installed, operated and maintained for the lifetime of the development, in accordance with the approved scheme at all times thereafter.

Reason : In order to safeguard the visual amenities of the area and protect the amenities of nearby residents in accordance with Policy SS2 of the South Northamptonshire Local Plan Part 2 and Government advice in The National Planning Policy Framework.

#### CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

#### Car Parking

23. As per drawing 'Site Plan' (reference: 5021871 Rdg Zz St D A 000012 B) 26 car parking spaces shall be provided with DC fast charging equipment or equivalent charging equipment. These charging points shall be installed before the first use of those parking areas and the charging points shall thereafter be maintained in working order.

Reason: To ensure that sufficient charging points are provided and to comply with Policy INF4 of the Part 2 South Northamptonshire Local Plan.

#### BREEAM

24. The development hereby permitted shall be constructed to at least a BREEAM Very Good standard.

Reason : To ensure energy and resource efficiency practices are incorporated into the development in accordance with the Government's aim to achieve sustainable development as set out in the National Planning Policy Framework.

#### Outside Storage

25. No goods, materials, plant or machinery shall be stored, repaired, operated or displayed outside the buildings unless otherwise approved in writing by the Local Planning Authority.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

#### Forklift

26. All forklift vehicles operated within the service yard shall be fitted only with directional/broadband-white noise type reversing alarms.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with Policy G3 of the South Northamptonshire Local Plan.

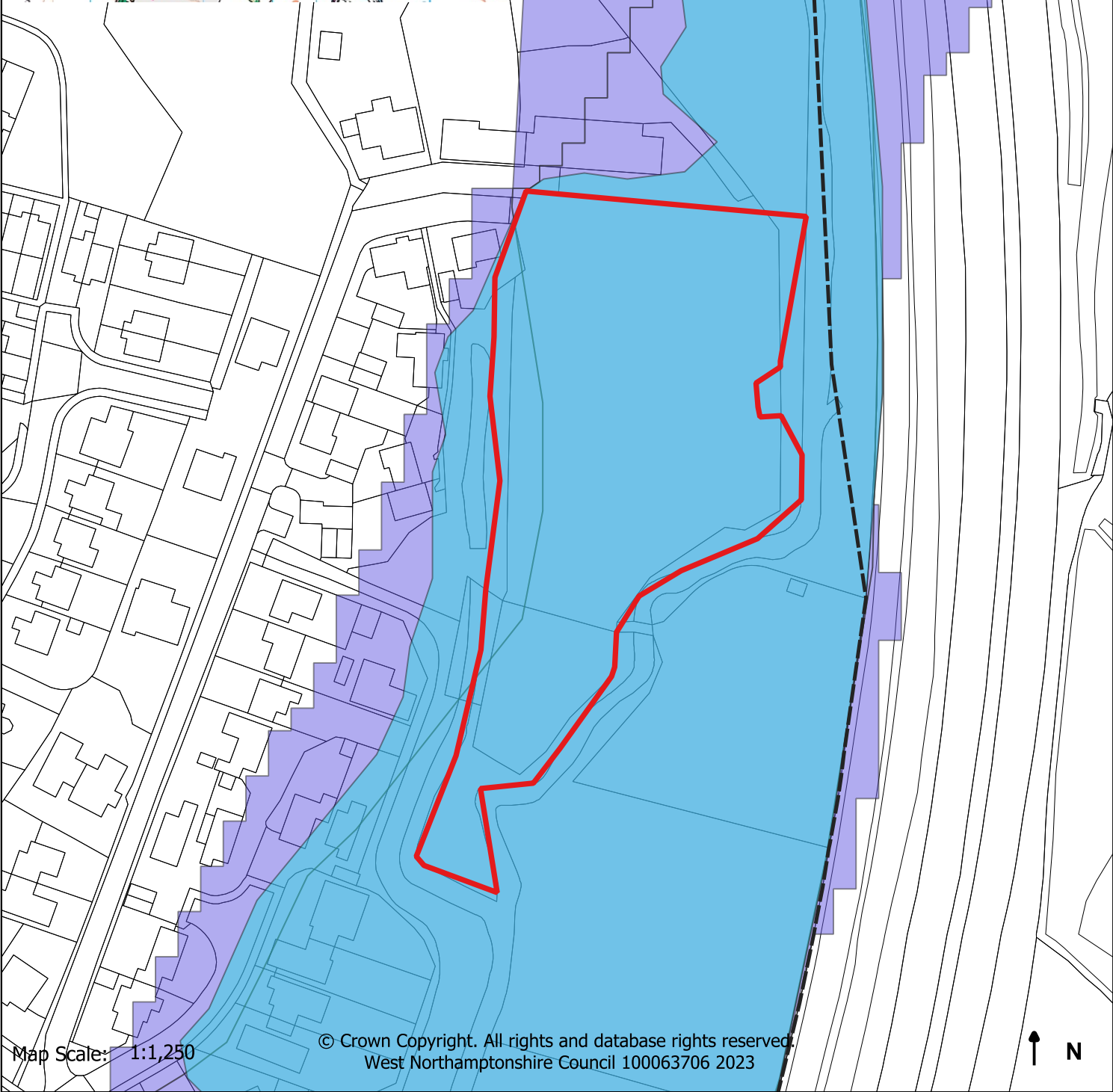
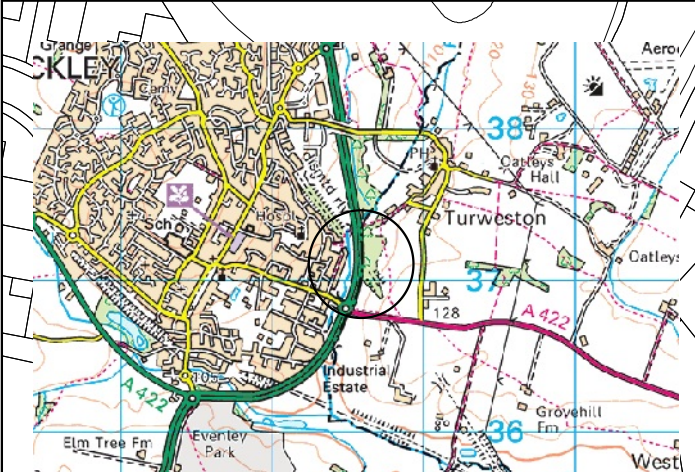
#### Unexpected Contamination

27. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

INFORMATIVES:-

1. The attenuation ponds referred to in condition 6 should be designed to provide optimal habitat for wildlife by having shallow sloping sides and being allowed to develop vegetation naturally or planted with native local provenance species of a mix of that found in other local ponds.
2. With reference to Condition 16 above, the developer will be expected to meet the full costs of supplying and installing the fire hydrant, sprinkler system and associated infrastructure. For further information, please contact Linda Wilson: Water Officer for NFRS ([ljwilson@northantsfire.org.uk](mailto:ljwilson@northantsfire.org.uk)).
3. In relation to condition 20 all planting within the ecological enhancement/non-formal landscaped areas should be of UK native local provenance species of a mix that is reflective of that found locally in similar habitats, for example planting of Hornbeam (*Carpinus Betula*), Beech (*Fagus sylvatica*) and Alder (*Alnus glutinosa*) would not be appropriate as they are either not found locally or in respect of Alder (*Alnus glutinosa*) not suitable to habitats on site.



Map Scale: 1:1,250

© Crown Copyright. All rights and database rights reserved.  
West Northamptonshire Council 100063706 2023



**WNS/2023/0054/FUL**  
**Brackley CP**

- Planning Application
- Flood Zone 3
- Flood Zone 2
- Town Confines



This page is intentionally left blank




Map Scale: 1:1,250

© Crown Copyright. All rights and database rights reserved.  
West Northamptonshire Council 100063706 2023



**WNS/2023/0054/FUL**  
**Brackley CP**



 Planning Application

Aerial Photography 25cm Latest  
Page 85

This page is intentionally left blank



# Planning Committee Report

**Application Number:** WNS/2023/0054/FUL  
**Location:** Land off Mill Lane, Brackley, Northamptonshire, NN13 7XU  
**Development:** Full Planning Permission for the erection of CCTV and Lighting (part retrospective)

---

**Applicant:** Mill Lane Storage Ltd.  
**Agent:** Miss Louise Steele  
**Case Officer:** Rob Burton

---

**Ward:** Brackley

---

**Reason for Referral:** Committee  
**Committee Date:** 7 December 2023

---

## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

**RECOMMENDATION:** THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS

### **Proposal**

Full Planning Permission for the erection of CCTV and Lighting (part retrospective)

### **Consultations**

The following consultees have raised **objections** to the application:

- Brackley Town Council
- Cllr Bagot-Webb

The following consultees have raised **no objections** to the application:

- Planning Policy
- Environment Agency
- Environmental Protection
- Ecology
- Wildlife Trust
- Crime Prevention Design Advisor
- Highways England

The following consultees are **in support** of the application:

- None

24 letters of objection have been received and 0 letters of support have been received.

### **Conclusion**

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of the development
- Impact on residential amenity
- Impact on ecology

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.**

## **MAIN REPORT**

### **1 APPLICATION SITE AND LOCALITY**

- 1.1 The application site comprises an open expanse of hardstanding with chain-link/timber fencing and associated access situated to the eastern edge of Brackley. The access serves numerous dwellings as well as the site, the majority of which benefits from a lawful use as a timber yard. The site is sandwiched between housing to the north/east and the Great River Ouse/Brackley Bypass to the west.

### **2 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 The development relates to CCTV and lighting at the site following unauthorised erection of floodlights. The applicant had erected various lighting poles and had been asked to submit a retrospective application to seek planning permission by the Councils planning enforcement team. The initial submission involved 32 lighting poles (of which 12 would have had cameras mounted). Officer's advised they would not support the level of floodlighting proposed (which it should be added also far exceeded the number of poles already erected on site).  
Following officer negotiations, the scheme before members is a significant reduction in the number of poles proposed, it relates to 4 CCTV cameras and 3 flood lights as demonstrated on the proposed plans. The 7 timber poles would have a maximum height of 3.66 metres, 4 of which would have cameras and 3 would have a flood light, all mounted at a height of 2.74 metres.

### **3 RELEVANT PLANNING HISTORY**

- 3.1 The following planning history is considered relevant to the current proposal:

<b>S/2007/0278/P</b>	Approval	12 November 2007
----------------------	----------	------------------

Change of use to storage of fencing and timber supplies plus ancillary trade counter sales (Retrospective)

<b>S/2008/1372/CLU</b>	Approval	6 May 2009
------------------------	----------	------------



To allow continued use of the site as a timber yard with an ancillary trade counter without the need to comply with conditions attached to the S/2007/0278/P permission.

**S/2015/2758/FUL** Approval 16 February 2016

Demolition of existing buildings and redevelopment comprising of 7 dwellings with associated landscaping and parking

**S/2018/1519/FUL** Approval 30 October 2018

Application to vary condition 2 (drawings) S/2015/2758/FUL (Demolition of existing buildings and redevelopment comprising of 7 dwellings with associated landscaping and parking) to alter floorplans, elevations, increase floor space and alter site plan).

#### 4 **RELEVANT PLANNING POLICY AND GUIDANCE**

##### **Statutory Duty**

4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

##### 4.2 Development Plan

West Northamptonshire Joint Core Strategy Local Plan (Part 1)  
 SA - Presumption in Favour of Sustainable Development  
 S1 - The Distribution of Development  
 S10 - Sustainable Development Principles  
 Policy BN7 – Flood Risk

South Northamptonshire Local Plan Part 2  
 Policy SS2 General Development and Design Principles  
 Policy NE5: Biodiversity and Geodiversity  
 Policy NE6: Sites of Special Scientific Interest and Protected Species

##### 6.3 Material Considerations

- Supplementary Planning Guidance
- National Planning Policy Framework (NPPF)
- SNC Design Guide

#### 5 **RESPONSE TO CONSULTATION**

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

<b>Consultee Name</b>	<b>Position</b>	<b>Comment</b>
Wildlife Trust	Comment	Concerns regarding the impact on commuting and foraging bats since the advice contained within the Preliminary Ecological Appraisal & Bat Transect Survey (PEA) was not reflected within

		<p>the plans.</p> <p>Officer Comment: These comments relate to the originally submitted application which did not align with the applicants own ecologists comments. The Wildlife Trust have not commented on the revised scheme.</p>
Ecology	Comment	<p>If the recommendations and mitigation measures laid out in the submitted PEA by ecolocation dated 30th November 2022 are followed fully and successfully there is unlikely to be a significant impact on protected species and habitats. Recommended a condition should permission be granted.</p>
Environmental Protection	Comment	<p>If lighting is permitted, a condition is recommended to ensure the lighting is to be designed, installed and maintained so as to fully comply with the ILP Guidance for the Reduction of Obtrusive Light. The design shall satisfy criteria to limit obtrusive light presented in Table 2, page 8 of the guide, relating to Environmental Zone E2 Low district brightness areas-Rural, small village or relatively dark urban locations in the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.</p>
Environmental Protection (Amended plans)	No objections.	<p>The amended proposal included a reduction of lights to 3; the information submitted regarding the specification of the lighting scheme including the modelled lighting in report Project 1 dated 14th August 2023 by DIALux shows that the proposed lighting scheme will not be spilling onto non ancillary residential properties bordering the site and that the level of lux along the boundary of the site is well within the scope of the Institute of Lighting Professionals guidance 01/21 with regard to the reduction of intrusive light.</p> <p>It is noted that the site has been designed to ensure that the recommended values to control lighting in a rural area are complied with.</p>
National Highways	No objection	<p>The proposed development is not</p>

		expected to have a significant impact on the operation of the Strategic Road Network. National Highways therefore has no objection to this application.
Brackley Town Council	Objection	Strong objections. Light pollution in a residential area. CCTV potential for intrusion of residential.
Brackley Town Council (Amended plans)	Objection	Not appropriate for floodlighting in residential area and the lighting would be detrimental to wildlife, particularly bats. CCTV seems inappropriate for residential area and there are no requirements for it. There are no reported incidents of vandalism.
Cllr Bagot-Webb	Object + call in	This site is now in a residential area and Flood lighting and CCTV camera's not conducive with the use of the adjacent land. Stated the site is a flood plain and the site access is via a private road which passes residential properties.
Cllr Bagot-Webb (Amended plans)	Object + call in	Light pollution in residential area + vicinity of bats. Questioning the need for CCTV.
Environment Agency	No Objections	No objections but recommended an informative relating to potential requirement for permit.
Crime Prevention Design Officer	Comment	There has been no anti-social behaviour (ASB) or vandalism on the site in the last 365 days, any crimes (5) recorded against the site in the last 365 days have no bearing on security or in any way warrant such an extensive number of CCTV cameras and lights. The applicant is proposing a scheme to monitor an empty piece of land and the justification for this cannot be in response to a crime or ASB problem. CCTV is only of any value if what is being recorded is being monitored so should permission be granted for this application details of the monitoring arrangements should be required by way of condition.
Crime Prevention Design Officer (Amended plans)	Comment	There was no crime or disorder reason for the application in initial response and that remains the case. Although the applicant has reduced the number of CCTV cameras and lights from that previously submitted there remains no justification for anything from a police perspective. The site has a number of wooden posts erected around the perimeter presumably for the installation of the CCTV cameras and

		lights. Their positions do not mirror the information contained in the application. I requested information about any monitoring of the site. This has not been submitted. – <i>Case Officer questioned information request which was not a request, rather a suggestion for a condition around CCTV monitoring and the view of CCTV being useless without monitoring.</i> - CPO responded with suggested condition RE monitoring and advised CCTV is only of any use in reducing crime and ASB if it is monitored and a timely reaction/response is made to any criminal activity.
--	--	---

## 6 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

6.1 There have been 24 objections to the amended scheme raising the following comments:

- Lack of a 'need' for CCTV and lighting
- Light pollution impacting residential amenity
- Light pollution Impacting wildlife
- CCTV impacting residential amenity (privacy)
- Increased HGV traffic
- Highway Safety
- Noise pollution
- Air pollution

## 7 APPRAISAL

### Principle of Development

7.1 The principle of providing CCTV and lighting (i.e. security measures) to a site which benefits from a lawful commercial use is acceptable and could not reasonably be refused in principle subject to detail.

### Impact on Character of Area

7.2 Amongst other things, Policy SS2 seeks to ensure development demonstrates compatibility and integration with its surroundings and the distinctive local character of the area in terms of type, scale, massing, siting, form, design, materials and details whilst safeguarding residential amenity.

7.3 The site is clearly urbanised owing to its expanse of hardstanding and location on the edge of Brackley Town directly bordering and associated with the built environment, although it is constrained by the Great River Ouse adding a sense of rural-ness to the south and east.

- 7.4 In this instance, the development would consist of a total of 7 tantalised timber poles with a maximum height of 3.66 metres dotted around the perimeter of the site; 4 of which would have cameras and 3 would have a flood light, all mounted at a height of 2.74 metres.
- 7.5 The use of timber allows for a softer, more natural approach whilst the height and number of poles are not excessive for a site of this size. Overall, officers consider that the development would acceptably blend into the site with vertical backdrops of trees and two storey buildings, much like telegraph poles do in urban and rural environments.

#### Impact on residential amenity

- 7.6 Officers consider that the physical poles would not adversely impact residential amenity owning the overall size, frequency and location relative to residential properties.
- 7.7 The lighting would be situated to the far side of the site in comparison to the location of nearby dwellings. The lights proposed are basically a low level solar street light with a shield which ensures the light is correctly angled. The submitted lux diagrams show that the lighting only covers parts of the application site and does not spill onto adjacent land (including any residential curtilages).
- 7.8 WNC's Environmental Health Officer is content that the lighting model information submitted demonstrates that the proposed lighting scheme will not be spilling onto non ancillary residential properties bordering the site and that the level of lux along the boundary of the site adjacent to said properties is well within the scope of the Institute of Lighting Professionals guidance 01/21 with regard to the reduction of intrusive light. With this in mind officers are content that the proposed lighting would not adversely impact neighbouring residential amenity providing the submitted information is adhered to which could be ensured via a compliance condition. In effect through use of conditions, to ensure the lighting is correctly installed, it is considered that the lighting will not have any unacceptable neighbour impacts.
- 7.9 With regards to CCTV, the applicant intends that it faces into the application site, not towards neighbouring properties. Nonetheless officers note that the CCTV has the potential to overlook nearby residential properties if the cameras are not mounted correctly. It is considered that a planning condition can be attached to ensure the CCTV does not overlook neighbouring residential properties (in the interests of safeguarding residential amenity, specifically privacy).

#### Ecology

- 7.10 Policy NE5 states development proposals will not be permitted where they would result in significant harm to biodiversity or geodiversity, including protected species and sites of international, national and local significance, ancient woodland, and species and habitats of principal importance identified in the United Kingdom Post-2010 Biodiversity Framework. Policy NE6 states development proposals where there is a reasonable likelihood of the presence of protected or priority species or their habitats will not be permitted until it has been demonstrated that the proposed development will not result in a negative impact on these species or their habitats.
- 7.11 According to WNC's ecologist, the woodland and riverine habitat comprise the only important habitats on site. There are no statutory or non-statutory designated sites

within the development site boundary or the zone of influence. No impacts are therefore anticipated. The main potential impact of the application is potential for any lighting to impact on foraging and commuting light sensitive species in the surroundings e.g. bats and riverine species using the water corridor of the River Great Ouse however, if the recommendations and mitigation measures laid out in the submitted Preliminary Ecological Appraisal & Bat Transect Survey (PEA) by ecolocation dated 30th November 2022 are followed fully and successfully there is unlikely to be a significant impact on protected species and habitats. Updated plans and information has been received since this which better reflect the recommendations and mitigation measures laid out in said report as well as reducing the number of lights proposed.

7.12 Overall, with the aforementioned advice, officers are content that subject to a suitably worded compliance condition, negative impact on protected species would be unlikely.

7.13 Flooding

7.14 Policy BN7 of the West Northamptonshire Joint Core Strategy states development proposals will comply with flood risk assessment and management requirements set out in the national planning policy framework and planning practice guidance and the West Northamptonshire strategic flood risk assessments to address current and future flood risks with appropriate climate change allowances. Development proposals will comply with flood risk assessment and management requirements set out in the national planning policy framework and planning practice guidance and the West Northamptonshire strategic flood risk assessments to address current and future flood risks with appropriate climate change allowances. A sequential approach will be applied to all proposals for development in order to direct development to areas at the lowest probability of flooding unless it has met the requirements of the sequential test and the exception test as set out within table 6. All new development, including regeneration proposals, will need to demonstrate that there is no increased risk of flooding to existing properties, and proposed development is (or can be) safe and shall seek to improve existing flood risk management. All proposals for development of 1 hectare or above in flood zone 1 and for development in 2, 3a or 3b must be accompanied by a flood risk assessment that sets out the mitigation measures for the site and agreed with the relevant authority. A flood risk assessment must also accompany proposals where it may be subject to other sources, and forms, of flooding or where other bodies have indicated that there may be drainage problems. In order to meet the exception test development must:

- 1) Demonstrate that the development provides wider sustainability benefits to the community that outweighs the flood risk;
- 2) Be located on previously developed land; and
- 3) Be accompanied by a site specific flood risk assessment

That demonstrates that the development will be safe for its lifetime without increasing flood risk elsewhere and where possible, reduce flood risk overall where flood risk management requires the use of sustainable drainage systems to manage surface water run-off, these should:

- a) Separate surface water from foul and combined sewers;
- b) Be accompanied by a long term management and maintenance plan; and
- c) Protect and enhance water quality.

7.15 The design standard for the Upper Nene catchment (through Northampton and within the Nene catchment upstream of Northampton) is the 0.5% probability (1 in 200 chance

of Occurring in any year) event plus climate change. Surface Water attenuation should be provided up to this standard.

- 7.16 Whilst the application site is situated within flood zones 2 and 3, given the less vulnerable nature of the development, the requirement for a Flood Risk Assessment and sequential test as set out within policy BN7 is not considered necessary or proportionate for this type of development. Furthermore, the Environment Agency have confirmed they have no objections to the proposal. Therefore flood risk is not considered to be a direct concern for this development.

#### Other matters

- 7.17 The site benefits from a lawful use as a timber yard and no change of use proposed as part of this application. Although it appears as though the site is not currently being used, this lawful use remains with the land. Therefore, concerns around increased HGV movements and associated air pollution, noise pollution and highway safety implications are of no relevance to the determination of this application for lighting and CCTV only.
- 7.18 Whilst the crime prevention officer advises there are no reported crimes/ASB in the area which would justify the need for CCTV and lighting, the applicant has supplied the council with supporting evidence of low level ASB which could justify such a need. Nonetheless, the local planning authority could not reasonably refuse the application solely on the grounds of a lack of 'need'.

## **8 FINANCIAL CONSIDERATIONS**

- 8.1 None.

## **9 PLANNING BALANCE AND CONCLUSION**

- 9.1 The principle of providing CCTV and lighting (i.e. security measures) to a site which benefits from a lawful commercial use is acceptable and could not reasonably be refused in principle. The Councils Environmental health officer has not raised concerns with respect to the revised lighting scheme, nor has the Councils ecologist. The development would acceptably blend in with the site and its context whilst satisfactorily safeguarding residential amenity. Flood risk is not a direct concern for this type of low vulnerability development whilst subject to conditions, the development is unlikely to significantly impact protected species. As such the application is recommended for approval.

---

## **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 the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted only approves the lights and CCTV as shown on drawing number 002F (4 CCTV poles and 3 Floodlights) and shall not be carried out

otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

- Site Plan (registered valid with the LPA on 13 January 2023).
- Preliminary Ecological Appraisal & Bat Transect Survey dated (03/11/2022) (registered valid with the LPA on 13 January 2023).
- Bri-Tek SIC SIR SMC (Spec Sensor) (submitted to the LPA on 11 August 2023).
- Project 1 dated 14th August 2023 by DIALux (submitted to the LPA on 11 August 2023).
- Bri-Tek STPV20C 50W Monocrystal Solar Street Light (submitted to the LPA on 11 August 2023).
- Proposed Site Plan – Location of Lights & CCTV Drawing No. 002F (submitted to the LPA on 22 September 2023).

Reason: To clarify the permission and for the avoidance of doubt.

3. The development hereby permitted shall be carried out and thereafter retained in complete accordance with the mitigation measures and recommendations set out in section 6 of the Preliminary Ecological Appraisal & Bat Transect Survey (PEA) by ecolocation dated 30th November 2022, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework and policy NE5 of the South Northamptonshire Local Plan.

4. Upon completion, either in part or in full, the development hereby permitted, shall in respect of the lighting, remain in complete accordance with the information contained within the approved plans and documents referenced: Bri-Tek SIC SIR SMC (Spec Sensor) (submitted to the LPA on 11 August 2023), Project 1 dated 14th August 2023 by DIALux (submitted to the LPA on 11 August 2023), Bri-Tek STPV20C 50W Monocrystal Solar Street Light (submitted to the LPA on 11 August 2023) and Proposed Site Plan – Location of Lights & CCTV Drawing No. 002F (submitted to the LPA on 22 September 2023), including the level of illumination, angle of light mountings and shield location, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the continued safeguarding of residential amenity and to protect habitats and/or species of importance to nature conservation from significant harm in accordance with policy SS2 and NE5 of the South Northamptonshire Local Plan.

5. The CCTV cameras hereby permitted shall be fixed in such a position so that at no time do they face towards or have views over nearby residential properties.

Reason: In the interests of safeguarding the amenity of nearby residential properties in accordance with policy SS2 of the South Northamptonshire Local Plan.

## **Informative**



---

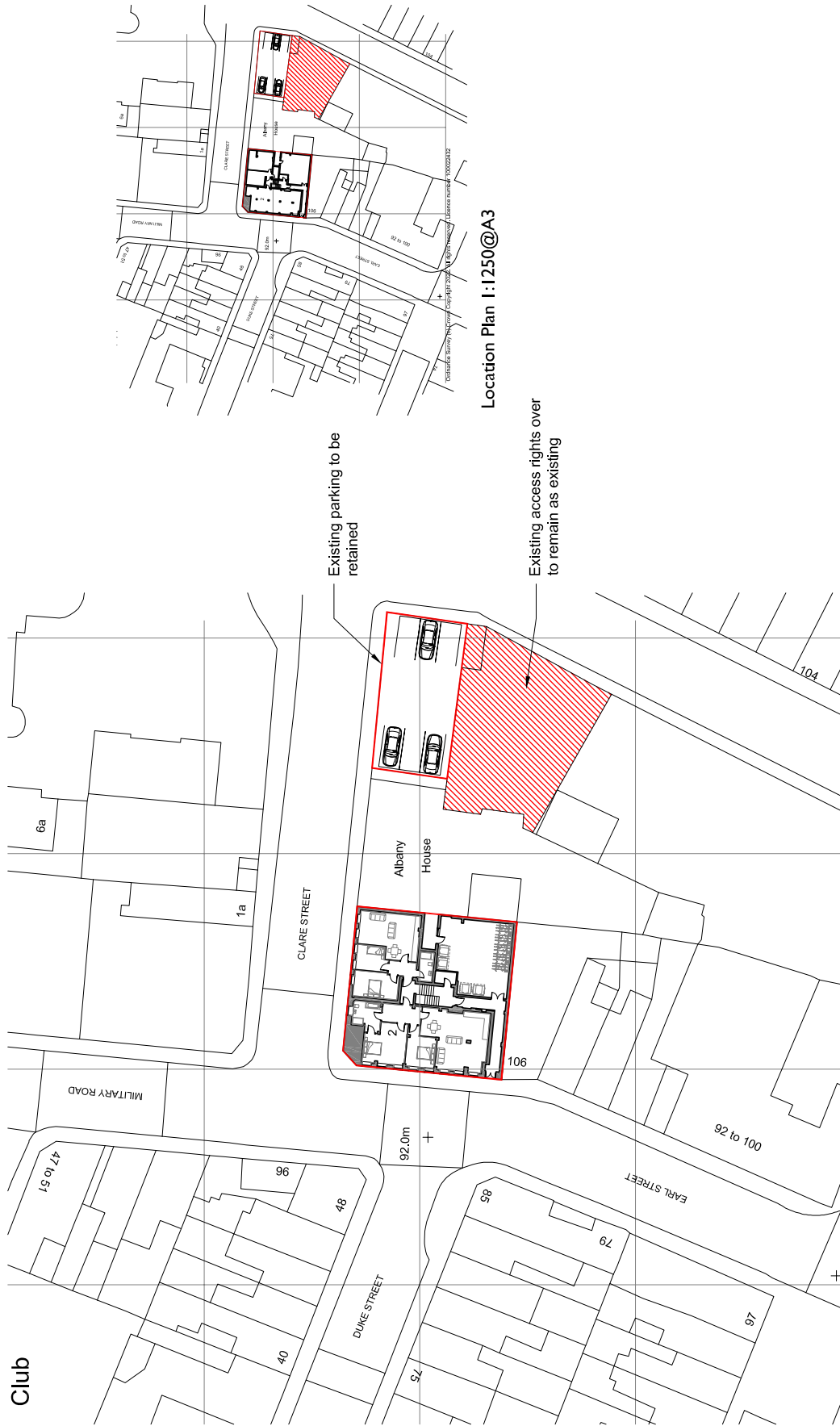
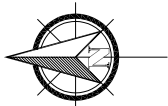
1. Under the terms of the Environmental Permitting Regulations (EPR), a permit may be required from the Environment Agency for any proposed works or structures within the floodplain or in, under, over or within 8 metres from the top of the bank of the River Great Ouse, which is designated a 'main river'. The EPR are a risk-based framework that enables us to focus regulatory effort towards activities with highest flood or environmental risk. Lower risk activities will be excluded or exempt and only higher risk activities will require a permit. Your proposed works may fall under one or more of the below:

---

- Exclusion
- Exemption
- Standard Rules Permit
- Bespoke permit.

Information on how to apply for a permit and application forms can be found on our website at: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>  
Any application for a permit should be submitted to the following email address: [PSO.EastAnglia@environment-agency.gov.uk](mailto:PSO.EastAnglia@environment-agency.gov.uk) Anyone carrying out a flood risk activity without a permit where one is required, is breaking the law.

This page is intentionally left blank



Location Plan I:1250@A3

Proposed Block Plan I:500@A3



T: 01604 492100  
 F: 01793 333446  
 E: info@lmrdesigns.co.uk  
 W: www.lmrdesigns.co.uk

15 Duncan Close  
 Haddon Park  
 Northampton  
 NN8 6WL

client <b>Stamford Cannon Investments LLP</b>	checked LMR	date Oct 2022	Revision <b>A</b>
site <b>2 Clare Street Northampton</b>	drafted by: LW	scale 1:500, I:1250 @A3	Drawing Number <b>022 - 066 - 006</b>
drawing title <b>Location and Block Plan</b>			

This page is intentionally left blank



# Planning Committee Report

**Application Number:** WNN/2023/0681

**Location:** 2 Clare Street  
Northampton  
Northamptonshire  
NN1 3JF

**Development:** Conversion and change of use of existing building into  
14no Flats with alterations to basement windows

---

**Applicant:** Stamford Cannon Investments LLP

**Agent:** LMR Designs

**Case Officer:** Jonathan Moore

---

**Ward:** Castle Unitary Ward

---

**Reason for Referral:** Major application

**Committee Date:** 7 December 2023

---

## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

**RECOMMENDATION:** THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS and COMPLETION OF SECTION 106 LEGAL AGREEMENT COMPRISING A FINANCIAL CONTRIBUTION TOWARDS LIBRARIES.

**Financial contribution of £ 1660 towards Libraries as required by Development Contributions or Unilateral Undertaking for the same amount and Council's Monitoring Fee.**

### **Proposal**

Permission is sought for the conversion and change of use of a vacant factory building into 14no Flats ( 12 one bed and 2 two bed units) with alterations to basement windows. The proposed cycle and bin stores would be located in the basement. There is car parking for 6 cars provided to the rear of the site accessed from Great Russell Street.

### **Consultations**

The following consultees have raised **no objections** to the application:

Conservation  
Police

Highways  
Environmental Health  
Development Management  
Anglian Water  
Construction Futures  
Northampton Town Council  
Lead Local Flood Authority ( LLFA)

No letters of objection or support have been received from any neighbouring occupiers

## **Conclusion**

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Housing Mix
- Impact on appearance/character of the conservation area
- Residential amenity of future residents
- Neighbour effects
- Parking and Highway safety
- Flood Risk
- Security

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.**

## **MAIN REPORT**

### **1 APPLICATION SITE AND LOCALITY**

- 1.1 The application site is an existing brick built building occupying a prominent position at the junction of Earl Street and Clare Street in the Boot and Shoe Quarter conservation area. The area is defined by a mix of residential and commercial uses in close proximity. The building is 4 storeys high and is unlisted, it is opposite the listed Drill Hall on Clare Street, there is a car park to the rear for 6 cars adjacent to the Albany House flats.

### **2 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 The development is for the conversion of a vacant factory building into 14 residential flats and infilling of windows to basement. Bins and cycles would be provided in the basement. Car parking for 6 cars is provided to the rear accessed from Great Russell Street.

### **3 RELEVANT PLANNING HISTORY**

3.1 The following planning history is considered relevant to the current proposal:

**N/2004/0333** – An application for a change of use of the property to a refugee community centre including a café, crèche, telephone centre, office, IT training facilities and retail units was refused as it was considered that the proposal would result in an intensive use of the site likely to result in noise disturbance and vehicular movements. The LPA also determined that the range of uses proposed may result in anti-social behaviour

**N/2004/1275** – The LPA refused planning permission for the change of use of part of the ground floor of this property from office space to a café and telephone centre. The 5 reasons for refusal related to the loss of a business premises, noise disturbances and the Applicant's failure to provide suitable access to and movement within the building for people with disabilities.

**N/2007/0882** – Planning permission for a change of use to the basement and ground floor level at 2 Clare Street to create a dance studio and training room was refused.

**N/2008/0721** – Approval was granted by the LPA for the change of use to part of the ground floor and basement level associated with the property to a Dance Studio (Use Class D2) and ancillary uses

## 4 RELEVANT PLANNING POLICY AND GUIDANCE

### Statutory Duty

4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise..

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

### 4.3 Development Plan

West Northamptonshire Joint Core Strategy (Local Plan Part 1) – Policies

S10 Sustainable Development Principles

BN5 Heritage

BN7 Flood Risk

BN9 Pollution Control

H1 Housing Mix and design

H5 Managing Housing Stock

Northampton Local Plan Part 2 2023

Q1 Place making and design

Q2 Amenity and layout

ENV6 Heritage

M02 Parking and Highways

SD1 Sustainable Development

H02 Type and mix of housing

#### 4.4 Material Considerations

##### National Planning Policy Framework (NPPF)

- Paragraph 110 safe access for all
- Paragraph 130 design and amenity
- Paragraph 197 heritage

Northampton Parking Standards Supplementary Planning Document  
Northamptonshire Parking Standards  
Planning out Crime SPG

## 5 **RESPONSE TO CONSULTATION**

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

<b>Consultee Name</b>	<b>Comment</b>
Conservation	<p>The proposal is for the conversion of the existing building into 14 apartments. The building is a former boot and shoe factory which lies within the Boot and Shoe Conservation Area, but is not listed. The building is in close proximity to the grade II Drill Hall, it is off set from the building, but impacts on its wider setting.</p> <p>There are no objections in principle to the proposed change of use and it is noted from the Planning Statement that there are limited proposed alterations to the exterior of the building. The opening up of the basement windows is welcomed, but the design of these windows should be conditioned. If it is decided to make any changes to the upper floor windows or any of the doors these should also be subject to condition.</p>
Police	Comment on need for secure windows, front entrance, cycle parking and access, support the application in principle
Highways	<p>No objection, comments provided.</p> <p>The local highway authority (LHA) has the following observations, comments and recommendations: - Parking: The development will include 6 parking spaces accessed from Great Russel Street. Furthermore, the property in question is within Permit Zone E and therefore residents will be eligible for permits. Therefore, all parking in the immediate vicinity is controlled. The LHA holds the right to restrict the number of permits administered to any property as it sees fit. This may result in the number of permits being limited and there is no guarantee that every resident within the revised property will be issued with a permit. The parking enforcement team has been consulted and although there are general complaints about not being able to park close enough to one's own property, they are not aware of any direct complaints regarding being unable to park within the zone at this point. This would not be highway consideration as it will not lead to highway safety concerns, but you may wish to consider the residential amenity of the existing residents. Consideration has been given to the possibility that if</p>



	<p>residents cannot find a space within the permit zone, it could impact the local area. To the south-east of the application site is permit zone D, which will not be impacted due to it being a controlled permit zone. The nearest area of unrestricted parking would be Hunter Street, which is approximately 150m, from the entrance to the property. In addition to the above, the location is considered highly sustainable, with a supermarket approximately 250m away and it is relatively close to the town centre and bus station. Taking all of the above into consideration, the LHA does not believe the proposed development is likely to have an undue impact on highway.</p> <p>Cycle Storage: Due to the limited parking provided and that this is an opportunity for a highly sustainable development, it is essential that every dwelling has access to cycle storage. The cycle storage needs to be secure, lockable and shielded from the elements.</p>
Environmental Health	Comment on need for noise conditions, refuse and CEMP, no objection raised to proposal
Development Management	No contribution required to education, request contribution to Libraries
Anglian Water	No objections
Town Council	Support the application
Construction Futures	No need to comment, no objections
Lead Local Flood Authority	No objections

## 6 RESPONSE TO PUBLICITY

6.1 There have been no neighbour comments received

## 7 APPRAISAL

### Main issues

7.1 The main issues to consider are the principle of development, impact on the appearance and character of the Boot and Shoe Quarter conservation area, parking, residential amenity and drainage/ flood risk.

### Principle of residential conversion

7.2 The application site is in a residential/commercial area within the urban area of Northampton and therefore development of the site for residential purposes is acceptable in principle under the Joint Core Strategy and Local Plan Part 2. The development of the site for housing would contribute towards the Council's housing supply with associated social and economic benefits as referred to in this report. This therefore weighs in favour of the proposal in principle. Furthermore, the proposal would bring a vacant building back into use again.

### Housing Mix

7.3.1 The proposed development is comprised of 14.No properties comprising a mix of one- and two-bedroom flats. The flats will be located on all floors across the building

to make most effective use of the vacant and underutilised spaces within the property situated in a sustainable urban location. The residential properties which surround the site predominantly comprise of tightly packed terraced housing, with several flats and apartments also located within the vicinity of Clare Street.

### **Impact on appearance and character of the Boot and Shoe Quarter Conservation Area**

- 7.4 The site is located in the Boot and Shoe Quarter Conservation Area with limited external alterations proposed to the building. The Council's Conservation Officer has been consulted and has no objections, the design of the basement would be secured via a planning condition for their design at large scale to allow further assessment of their precise appearance prior to installation. This would accord with Policy BN5 and S10 of the Joint Core Strategy and ENV6 of the Local Plan Part 2. On balance, it is considered that the proposal would preserve the appearance and character of the heritage asset.

### **Amenity of future occupiers**

- 7.5 In assessing the living conditions of future occupiers, the proposal needs to be considered against Policy H1 of the Joint Core Strategy which can be afforded weight in decision making given that it is an up to date development plan policy; criteria (f) relates specifically to the amenity of future occupiers.
- 7.6 It is acknowledged that the Council has not yet adopted the NDSS however, local policy is a material consideration that can be given some weight. In addition, adopted Policy H1 of the JCS and the NPPF require a good standard of amenity for proposed occupiers and the NDSS is considered an appropriate standard by which to assess what is an appropriate level of amenity. The proposed flat sizes are all over 37 square metre and therefore considered to provide an acceptable level of amenity in respect of size of units exceeding the National Space Standards. In addition, habitable rooms are served by sufficient windows to provide adequate light and outlook. There are also bins and cycle stores to the basement which can be conditioned on any approval. This accords with Policy H1 of the Joint Core Strategy (JCS). There is no evidence to suggest that the intended use would increase litter or fly-tipping.

### **Neighbour effects**

- 7.7 Due to the intensity of the proposed use it is noted that there would be an impact on neighbouring amenity in terms of comings and goings and disturbance. Notwithstanding this, a comparison must be made with the previous commercial use as a factory building which would have generated noise, comings and goings from employees, deliveries and waste collections in its own right. The use is considered acceptable in this regard as it would not be significantly worse than the existing situation and accords with Policy Q2 of the Local Plan Part 2 and paragraph 130 of the NPPF. The argument that there are too many flats in the area and over-development is not considered a reason to resist the application on amenity or policy terms given the size of the building.

### **Parking and Access**

- 7.8 The proposal provides only 6 off road parking spaces accessed off Great Russell Street to serve a total of 14 flats. Whilst this is an under-provision of parking, the site is sustainable being close to a supermarket 250 metres away and approximately 15 minutes walk from Abington Street, Northampton's main shopping street and 10

minutes to Kettering Road. The proposal would also provide cycle storage in the basement for 14 cycles to be secured by condition. The site is also in a controlled parking zone.

#### **7.9 Development and Flood Risk**

The site lies in a low risk flood zone as defined by the Environment Agency Flood Maps. For this reason the proposal is unlikely to result in flooding in accordance with Policy BN7 of the JCS. The LLFA and Anglian Water raise no concerns.

#### **7.10 Other issues**

There is no requirement from Construction Futures or Development Management to enter into a legal agreement to construction training or education.

### **8 FINANCIAL CONSIDERATIONS**

8.1 CIL is not payable as this is conversion only.

8.2 A financial contribution to Libraries has been requested and in accordance with the Local Plan Part 2, this would be secured via legal agreement or unilateral undertaking.

### **9 PLANNING BALANCE AND CONCLUSION**

9.1 Given the site is in sustainable location, being close to an established residential area and would contribute to the Council's 5 Year Land Supply the principle is considered acceptable. The impact on the appearance and character of the conservation area, highway safety, flood risk, crime and amenity is considered acceptable subject to the conditions.

9.2 Officers are satisfied that the scheme accords with the relevant national and local policies and guidance and should be approved subject to conditions and an appropriate S106 agreement. The S106 agreement would need to secure financial contributions or via a unilateral undertaking towards libraries.

### **10. RECOMMENDATION AND CONDITIONS**

10.1 To grant permission subject to conditions as set out below with delegated authority to the Assistant Director for Planning to approve any amendments to those conditions as deemed necessary and finalise a suitable S106 agreement or via a unilateral undertaking.

10.2 A full list of conditions is provided below:

#### Time Limit

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

Reason : To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

#### Approved plans

2)The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans 022/066/001, 002, 003, 004, 005, 006A, SK001

Reason: To clarify the permission and for the avoidance of doubt.

#### CEMP

3)Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction

Reason: In the interests of safeguarding highway safety, safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy

#### Parking

4)The area shown for parking on the approved block plan shall be permanently set aside and reserved for that purpose in relation to the 14 flats permitted

Reason : In the interests of highway safety, to ensure the provision of adequate off-street car parking and Government guidance in Section 12 of the National Planning Policy Framework.

#### Cycle parking

5)Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason : In the interests of promoting sustainable transport modes in accordance with Government advice in the National Planning Policy Framework.

#### Windows

6)Details of the construction, including cross sections, cill, lintel, reveal and colour / finish of the proposed basement windows to a scale of not less than 1;20 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of that work. The development shall be carried out in accordance with the approved details.

Reason : To preserve the character and appearance of the conservation area in accordance with Policies BN5 and S10 of the West Northamptonshire Joint Core Strategy.

#### Security

7)Prior to first occupation, a detailed security strategy showing access any boundary treatment, entrance doors and lighting to the car park shall be submitted for approval

and agreed in writing and implemented concurrently with the approved development and retained thereafter.

Reason: In the interests of security to comply with Policy S10 of the West Northamptonshire Joint Core Strategy.

#### Noise

8) Prior to occupation development a scheme for achieving the noise levels contained within BS8233:2014 (or any standard revoking and replacing that standard with or without modification) with regards to the residential units hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented prior to first occupation of the residential units and a post installation report shall be submitted to and approved in writing by the Local Planning Authority and thereafter maintained in the approved state. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers without prior written approval from the Local Planning Authority.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

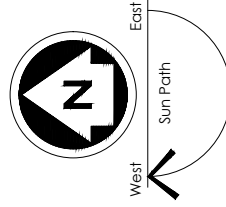
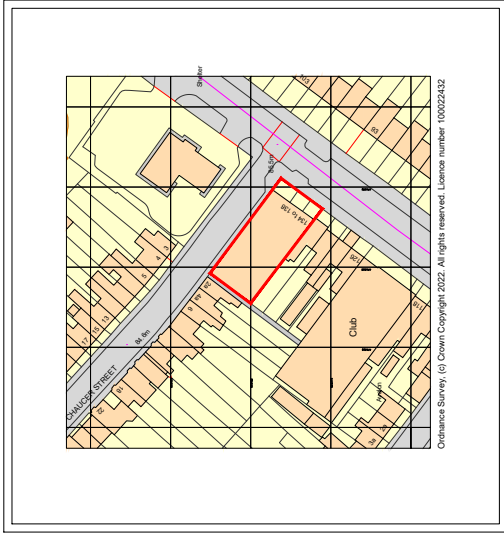
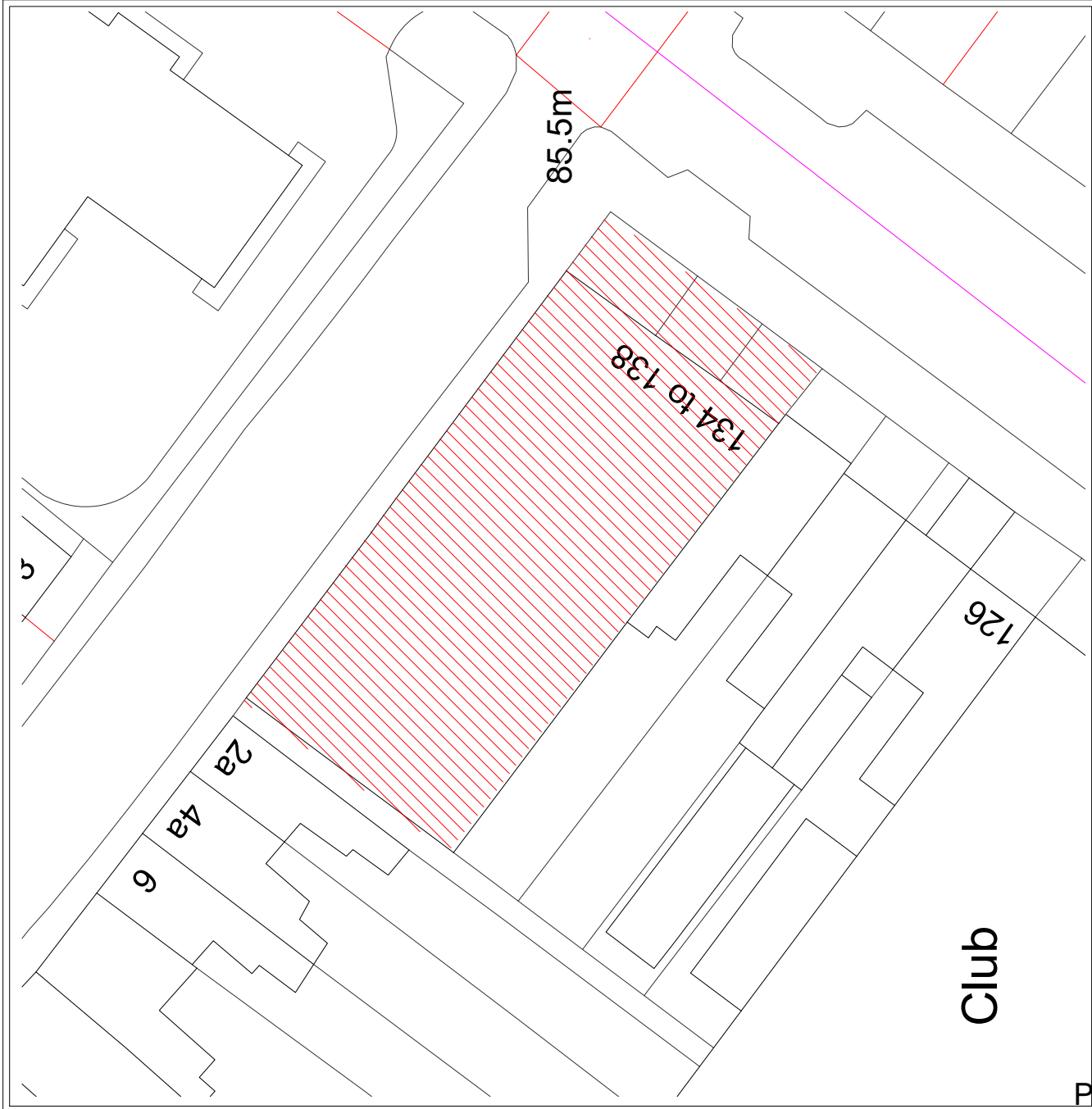
#### Basement windows opening

9) The basement windows shall open inwards only away from the public highway and be retained as such in perpetuity.

Reason: In the interests of highway safety to comply with condition M02 of the Northampton Local Plan Part 2.

---

This page is intentionally left blank



1. Do not scale off this drawing. All dimensions and levels to be checked on site.  
 2. The owner of the property (or land) is ultimately responsible for complying with the relevant Planning Rules, Building Regulations and Party Wall etc. Act.  
 3. Any discrepancies to be reported to Peter Philip Developments Ltd prior to construction.  
 4. Peter Philip Developments accepts no liability for any expense, loss or damage arising from any variation made to this drawing or in the execution of the work.  
 ©2023 Peter Philip Developments Limited. All rights reserved.

EXISTING SITE PLAN 1:200

<b>Status</b> PRE LIM Not For Construction	<b>Scale @ A1</b> 1:1250/200	<b>Purpose of Issue</b> Planning Permission	<b>Originator</b> Peter Philip Developments	<b>Project Address</b> 134-138 Kingsley Park Terrace, Northampton NN2 7HJ	<b>Project Description</b> RE-DEVELOPMENT OF LAND AND BUILDINGS AT TO CREATE MIXED USE DEVELOPMENT COMPRISING RETAIL / COMMUNITY / COMMERCIAL SPACE AND 15 NO. 1 BED APARTMENTS USE CLASS C3	<b>Layout Title</b> Site Plans Existing Block & Location Plan	<b>Drawing Number</b> project: KP originator: zone - PPD - type: - level: - job: - number: 1 -N/A-
	<b>Date</b> 13 April 2023	<b>Checked by</b> APPJ	<b>Checked by</b> JTW	<b>Project No:</b> N/A	<b>Date</b> 13 April 2023		



This page is intentionally left blank





# Planning Committee Report

**Application Number:** WNN/2023/0393

**Location:** 134-138 Kingsley Park Terrace  
Northampton  
Northamptonshire  
NN2 7HJ

**Development:** Re-development of land and buildings to create a mixed-use development comprising Retail, Community, Commercial Space, 2no. C3 residential apartments and 13no one bed Apartments within a specialist supported living use (Use Class C3b)

---

**Applicant:** Hockley Developments Ltd

**Agent:** Peter Philip Developments Ltd

**Case Officer:** Samantha Taylor

---

**Ward:** St. George Unitary Ward

---

**Reason for Referral:** Major application

**Committee Date:** 5 October 2023

---

## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

**RECOMMENDATION:** THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS AND SUBJECT TO A S106 LEGAL AGREEMENT

### **Proposal**

Re-development of land and buildings to create a mixed-use development comprising Retail, Community, Commercial Space, 2no. C3 apartments (1no. one bedroom and 1no. two bedroom) and 13no. one bed Apartments within a specialist supported living use (Use Class C3b).

### **Consultations**

The following consultees have raised **no objections** to the application:  
Northamptonshire CCG (NHS) and Northamptonshire Crime Prevention Design Adviser

The following consultees have raised **objections** to the application:  
Local Highways Authority

Four letters of objection have been received.

## **Conclusion**

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Design and Impact on the Character and Appearance of the Area
- Highway Safety
- Flood Risk and Drainage

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.**

## **MAIN REPORT**

### **1 APPLICATION SITE AND LOCALITY**

- 1.1 The application site occupies a prominent corner location in the Kingsley Local Centre, on the junction of Kingsley Park Terrace and Chaucer Street. It comprises three terraced properties on Kingsley Park Terrace, which are two storey in scale with rear outriggers and step down in land levels to the north east, and a large single storey rear projection with a flat roof running along the frontage with Chaucer Street and filling the remainder of the plot. The buildings have been amalgamated to form a car workshop/garage.
- 1.2 The property fronts onto Kingsley Park Terrace which contains a mix of shop units, with residential accommodation on the upper floors. Immediately to the rear of the site on Chaucer Street, there are modest two storey terraced houses. Properties in the locality predominantly do not benefit from on plot parking, as such, there is a high demand for on-street parking.

### **2 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 The application seeks full planning permission for the demolition of the existing rear single storey workshop and part of the existing units and the provision of a new two storey, mansard roof developing containing specialist supporting living accommodation. Across the site, a total of 2no. C3 residential apartments and 13no. C3b single occupancy supporting living units will be provided along with the retention of the existing ground floor retail, fronting Kingsley Park Terrace.
- 2.2 The C3 residential apartments are to be provided within the existing building, fronting Kingsley Park Terrace, at first floor level. The C3b apartments are provided within the new build apartment block fronting Chaucer Street.

### **3 RELEVANT PLANNING HISTORY**

- 3.1 The following planning history is considered relevant to the current proposal:

WNNPA/2022/0080 – Pre-application advice was sought for the creation of a mixed-use development comprising retail/community/commercial space and 15no. 1 bedroom apartments use class C3.

N/2010/0056 – Conversion of first floor above 134-138 Kingsley Park Terrace into 1-bedroom apartment including ground floor access and stairway - Approved

N/2004/1448 – Certificate of Lawfulness for an Existing Use – for Vehicle Repairs – Granted

## 4 RELEVANT PLANNING POLICY AND GUIDANCE

### Statutory Duty

4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

### 4.2 Development Plan

West Northamptonshire Joint Core Strategy (Local Plan Part 1) – Policies  
SA – Presumption in Favour of Sustainable Development  
H1 – Housing Density and Mix and Type of Dwellings  
BN7 – Flood Risk  
BN9 – Planning for Pollution Control

Northampton Local Plan Part 2  
SD1 – Presumption in Favour of Sustainable Development  
Q1 – Place-making and Design  
Q2 – Amenity and Layout  
Q4 – Health and Well-being  
Q5 – Flood Risk and Water Management  
EC1 – Safeguarding Existing Employment Sites  
MO2 – Highway Network and Safety  
MO4 – Parking Standards

### 4.3 Material Considerations

National Planning Policy Framework (NPPF)

Residential Extensions and Alterations Design Guide SPD

Northampton Parking Standards Supplementary Planning Document

Northamptonshire Parking Standards

## 5 RESPONSE TO CONSULTATION

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Northamptonshire	No objections	Subject to a contribution towards

CCG (NHS)		primary healthcare improvements, of £28,066.50 based on the development providing 36.45 residents, using standard occupancy rates
Crime Prevention Design Adviser	No objections	Subject to details being secured regarding secured by design measures.
Local Highways Authority	Objection	Request for a parking beat survey. Notes the provision of parking, cycle parking and proximity to the local centre. Known on-street parking issues within the area

## 6 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

### 6.1 Four letters of objections have been received raising the following comments:

Material Considerations, which can be considered in the determination of this application

- Impact on parking provision
- Impact of further retail would be unacceptable
- Waste collection concerns

Non-material considerations, which cannot be considered in the determination of this application

- Behaviour of future occupants
- Existing anti-social behaviour
- Impact on property prices
- Type of occupancy for specialise accommodation

## 7 APPRAISAL

### Principle of Development

- 7.1 The application site is located within the settlement boundary of Northampton within the Kingsley Local Centre as defined within the Northampton Part 2 Local Plan. Therefore, the vitality and viability of the local centre should be maintained and enhanced, commensurate with its role and function, in accordance with Policy S2 of the Joint Core Strategy.
- 7.2 In addition, the site has a lawful employment use for car repairs and Policy E1 of the Joint Core Strategy and Policy EC1 of the Northampton Local Plan Part 2 similarly, seeks to safeguard employment generating uses. As such, the retention of employment uses on the ground floor of the existing property, at Kingsley Park Terrace is consistent with Policy E1 of the Joint Core Strategy and Policy EC1 of the Northampton Local Plan Part 2.
- 7.3 The application seeks to provide 13no. C3(b) specialist supported living accommodation units, which is a form of residential accommodation. The use Class Order (2020) as amended, sets out that the occupation of C3(B) is restricted to accommodation where some care is provided to residents (to be permitted development such a property cannot be occupied by more than 6 occupants). In this

case, each apartment would be self-contained, so as to allow the occupants privacy and help facilitate independent living. The proposal does include the provision of a staff room and two communal residents lounges. For this reason, the proposal is considered not to fall within the C3(a) single dwellinghouse Use Class. In addition, given that individuals would live independently of each other, each unit being self-contained with a bathroom, open plan kitchen and living space and separate bedroom, the proposal is not consistent with the definition of a C2 use, such as a care home. Officers therefore consider that the applicants proposal falls within Use Class C3(b) specialist supported living for the proposed 13no. apartments within the newbuild bloc.

- 7.4 The applicants have provided evidence in the form of a letter from the Adult Social Care Team at West Northamptonshire Council which confirms that there is a need for this type of residential accommodation, in a sustainable, local centre such as that along Kingsley Park Terrace.
- 7.5 In addition, the application seeks the conversion of the existing commercial building, to retail at ground floor and 2no. C3 apartments at first floor. These uses are compatible with the surrounding area, which forms part of the local centre within a predominantly residential area.
- 7.6 Overall, the application site is located within a largely residential area behind the Kingsley Park Terrace Local Centre, with the retention of the ground floor for employment purposes considered consistent with Policy E1 of the Joint Core Strategy and EC1 of the Northampton Local Plan Part 2. Officers also note that this type of residential accommodation, whilst not standard C3 residential, is needed within sustainable locations with easy access to a range of local facilities, such as those within the Kingsley Local Centre. As such, Officers consider the proposal would accord with Policies S1 and E1 of the Joint Core Strategy and SD1 and EC1 of the Northampton Local Plan Part 2. Therefore, the principle of providing a mixed use, C3(b) specialist supported living and retail scheme is acceptable in principle.

#### Design and Impact on Character of Area

- 7.7 Policy Q1 of the Northampton Local Plan Part 2 requires development proposals to contribute to place-making through the use of good-quality design that reflects local character.
- 7.8 The existing property at Kingsley Park Terrace would largely remain in situ, albeit there would be demolition of the rear outriggers and single storey projection. The ground floor retail would remain, and the painted brick finish to the property.
- 7.9 The first floor of the existing building would be repurposed to provide 2no. apartments. Each of these apartments would have a separate access from Kingsley Park Terrace.
- 7.10 Any advertisements that may be proposed for the ground floor retail space would require advertisement consent, which is an independent application and not part of the consideration of this application.
- 7.11 Along Chaucer Street, a new two apartment building, is proposed comprising of 13no. apartments. The ground floor would provide 3no apartments, cycle store, bin store, 3 under-croft parking spaces, and one communal living space with a bathroom. There is a small area of paved amenity space at the rear of properties no. 1 and 2. Pedestrian access would be taken from Chaucer Street, between the cycle store and bin store, both of which benefit from internal access and external access on to Chaucer Street.

- 7.12 The first floor of the apartment building contains 5no. units, with a further communal room and separate staff room. The second floor contains a further 5no. units with a communal storage room.
- 7.13 The external appearance of the property references the adjacent properties, with a regular window pattern facing Chaucer Street and white header detail. The proposed front facing dormer windows are not a characteristic feature in the local area, however, there are examples of front projecting gables to bay windows. There are also some examples of box dormer windows to the front of Kingsley Park Terrace, close to the junction of Moore Street. Whilst not a feature of the local area, the proposed dormer windows to the second floor, would not as such be wholly out-of-keeping with the local area and are not considered to harm the character or appearance of the street scene.
- 7.14 Subject to conditions securing appropriate materials, Officers consider the proposed development would be in-keeping with the local area and would have an acceptable design and appearance. Therefore, the proposal is considered to accord with Policy Q1 of the Northampton Local Plan.

#### Highway Safety

- 7.15 Policy C2 of the West Northamptonshire Joint Core Strategy requires development proposals to mitigate its effects on the highway network. Paragraph 111 of the NPOF States that development should only be refused on highway safety grounds if 'there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe'.

#### *Parking*

- 7.16 Officer note the objections raised by third-party representatives, raising concerns that there would be harm through additional parking pressure. The concerns of the Local Highways Authority are noted and the request for a parking beat survey.
- 7.17 The application site is within an area of known high-parking pressure, as most properties do not have to on-plot parking and are instead reliant upon the availability of on-street parking.
- 7.18 Although there is parking pressure the application site is located on the A5123 and this road is well served by bus stops, in fact there are two bus stops within approximately 200m of the application site. The parking pressure must therefore be considered in the context of the site being at a location that has good public transport links.
- 7.19 Officers consider that the demand for parking would likely be reduced below that for standard residential accommodation in respect of the C3b use of the new build apartment building. As such, Officers consider that it would be unreasonable to request a parking beat survey, as the development would be unlikely to generate a substantial demand for parking. The existing use of the building, which has been historically used for the servicing of cars is noted. Given the site is within a sustainable location, with access to a range of services along Kingsley Park Terrace, the provision of three on-plot parking spaces to serve the development is considered acceptable. Given that staff would be present on site, it is considered reasonable and necessary to impose a condition securing details of a Parking Management Plan which sets out how the spaces will be used and allocated to future users.

- 7.20 Officers acknowledge that there is a shortfall of parking provided by the development and that the site is located within an area of high parking demand. However, given the site's location within a sustainable location, with good access to public transport links, it is considered that there would not be severe harm to highway safety as a result of the proposed development.

#### *Associated Highways Movements*

- 7.21 The existing site is accessed via larger vehicles and customer/staff vehicles in association with the lawful car workshop/garage use of the site. It is considered that there would not be a substantial change in associated vehicle movements, above the existing use. Therefore, Officers have assessed that there would not be severe harm caused by the proposed development to highway safety.
- 7.22 Overall, Officers consider that the site is within a sustainable location with access to a range of services, with strong pedestrian and public transport links, the proposed use is likely not to generate a significant demand for on-site parking as a result of the specialised supported living use and that there would not be a significant change in the volume of traffic accessing the site. The proposed development would accord with Policy C2 of the Joint Core Strategy and the NPPF.

#### Impact on Residential Amenity

- 7.23 Policy Q2 of the Northampton Local Plan Part 2 requires new development proposals to provide an acceptable standard of amenity and layout for future and existing residents. It is relevant to consider the Nationally Described Space Standards as a starting point for assessing whether the proposal would provide sufficient internal space for future residents.
- 7.24 Officers acknowledged that there are properties located at first floor level above the ground floor retail, along Kingsley Park Terrace. To reduce the potential for overlooking, within the new build apartment building, positioned perpendicular to the rear elevation of Kingsley Park Terrace are the shared communal spaces including hallways. The windows serving these spaces have been placed such that they do not directly overlook the rear of first floor properties. There are some windows further along this elevation however, there is a step back from the shared boundary, such that these are separated from the rear elevation of Kingsley Park Terrace, and reduce the potential for overlooking.
- 7.25 In regards to the potential loss of light to properties along Chaucer Street, care has been taken to ensure that the built form does not extend significantly beyond that of the existing terraced properties, or be of significantly greater height. Officers have assessed the impacts on access to light and consider that there would not be unacceptable harm as a result of the proposed new build apartment block.
- 7.26 The Nationally Described Space Standards require for single person occupancy, each apartment is a minimum of 39sqm. Each apartment is between 47sqm and 63sqm, which is above the minimum standard. In addition, each apartment would benefit from external windows to each habitable space (bedroom and living area), which provide an acceptable access to light.
- 7.27 Overall, Officers consider that the proposed development would not cause unacceptable harm to the reasonable amenity existing and future residents would

expect to enjoy. Therefore, the proposal would accord with Q2 of the Northampton Local Plan and the Nationally Described Space Standards.

#### Flood Risk and Drainage

- 7.28 The site lies within Flood Zone 1, the lowest risk of flooding. As the development would result in the creation of new residential development, it is reasonable and necessary to impose conditions requiring the submission of details for acceptable foul and surface water drainage.

#### Environmental Amenity

- 7.29 Policy Q4 of the Northampton Local Plan Part 2 requires development proposals to provide a satisfactory impact and provide any mitigation necessary to ensure that harm does not arise from unacceptable environmental pollution.

#### *Noise and Plant*

- 7.30 It is not clear from the proposals whether any changes to the property will be required or plant and mitigation required for the operation of the ground floor retail units. Without appropriate mitigation plant can cause harm to the amenity of residential users through noise or other pollution. As details have not been provided as part of the submission, it is considered reasonable and necessary in the interests of the amenity of adjacent residents to impose a condition requiring the submission of details of any new or existing plant, if required.

#### *Construction Management Plan*

- 7.31 As the site is within a residential area, sensitive to noise and other disruption associated with development, a condition is recommended securing a Construction Management Plan. A condition securing this is set out within the recommendation.

#### *Electrical Vehicle Charging Points*

- 7.32 At least one of the proposed under-croft parking spaces is required to provide an electric vehicle charging point. A condition securing these details is recommended, and considered reasonable and necessary.

#### *Waste Storage*

- 7.33 The application includes the provision of a bin store with internal and external access, at the ground floor onto Chaucer Street. This is considered sufficient to provide for the needs of new residents within the apartment building. The two flats above the retail space and the retail space on Kingsley Park Terrace have sufficient floor space to accommodate their own waste storage. Officers consider the proposal would be sufficient and would form part of the approved plans, therefore, further conditions are not required.

#### *Overall*

- 7.34 Officers consider that subject to the conditions as recommended above, the development would provide an acceptable environmental amenity and accord with Policy Q4 of the Northampton Local Plan Part 2.

#### Planning Obligations

- 7.35 The Planning Obligations SPD sets out the requirements for new developments to provide financial contributions or secure obligations to offset their impact on the local area. This outlines that where developments result in the creation of 15no. or more residential units, planning obligations will be sought.



- 7.36 For most standard residential schemes of 15no. residential units or more, the Authority will seek the provision of on-site affordable housing. However, as the proposal would result in the creation of 13no. C3(b) apartments within a specialist supported living use and 2no. standard C3 apartments, it is considered that affordable housing could not be sought from this proposal.. As such, affordable housing, either on-site or through a contribution to off-site provision cannot be sought for this type of development.
- 7.37 The proposal would also meet the threshold for other contributions such as education. However, as this is a predominantly specialist residential accommodation development and given the single person occupancy nature of all but one apartment, it is consider that the proposal would not result in the generation of additional impacts on these matters, such as education and therefore, this contribution would not meet the tests for requiring planning obligations. This is considered to be the same for contributions towards open space and leisure.
- 7.38 In respect of the request from the Northamptonshire Clinical Commission Group (NHS) towards improvements to primary healthcare facilities, Officers consider this request is reasonable and related to the development proposed. However, the financial contribution of £28,066.50 is based on the average household size of 2.43 occupants, and a total of 36.45 future residents. However, as set out by the applicant, each apartment would have a single occupancy due to the nature of the C3(b) use proposed, and therefore the proposal would not result in the suggested population increase. Instead, this would be for an increase of 17no patients. Therefore, using the calculation provided by the CCG, a contribution based on the impacts of the development, a reasonable contributions towards primary healthcare improvements would be £13,090.
- 7.39 As such, the Officers recommendation includes the requirement to complete a s106 agreement to secure a contribution of £13,090 towards improvements to primary healthcare provision.

## **8 FINANCIAL CONSIDERATIONS**

- 8.1 The development is CIL Liable.

## **9 PLANNING BALANCE AND CONCLUSION**

- 9.1 The proposed development represents an acceptable land use and would not have a significant adverse impact upon highway safety, the character and appearance of the area or residential amenity. The proposal is therefore, in conformity with the requirements of the NPPF, Policies Q1, Q2, Q4 and Q5 of the Northampton Local Plan Part 2 and the West Northamptonshire Joint Core Strategy.

---

**RECOMMENDATION:** THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS AND SUBJECT TO A S106 LEGAL AGREEMENT

---

## **10 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 the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

Site Plans – Existing Block and Location Plan KP-PPD-N/A-1 Rev 01  
Proposed Ground Floor Plan – KP-PPD-N/A-5  
Proposed First Floor Plan – KP-PPD-N/A-6  
Proposed Loft Floor Plan – KP-PPD-N/A-7  
Proposed Roof Plan – KP-PPD-N/A-8  
Proposed Front Elevation – KP-PPD-N/A-9  
Proposed Rear Elevation – KP-PPD-N/A-10  
Proposed Side Elevation 01 – KP-PPD-N/A-11  
Proposed Side Elevation 02 – KP-PPD-N/A-12  
Proposed Section AA – KP-PPD-N/A-13  
Proposed Section BB – KP-PPD-N/A-14

Reason: To clarify the permission and for the avoidance of doubt.

3. A schedule of materials and finishes to be used in the external walls and roof(s) of the [dwelling(s)/building(s)] shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy Q1 of the Northampton Local Plan Part 2 and Government guidance contained within the National Planning Policy Framework.

4. Prior to the occupation of the residential units a scheme for achieving the external and internal noise levels outlined in BS8233:2014 and World Health Organisation Guidelines shall have been submitted and approved in writing by the Local Planning Authority, and the approved scheme implemented. Thereafter it shall be maintained in the approved state at all times with no alterations made to the approved structures including roof, doors, windows and external facades, layout of the units or noise barriers.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy and Q4 of the Northampton Local Plan Part 2.

5. Prior to the installation of any plant a noise assessment that outlines the likely impact on any noise sensitive property, and the measures necessary to ensure that the noise does not affect the local amenity of residents shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014. Once approved the use hereby permitted shall be operated in accordance with the approved details and thereafter maintained in this approved state at all times.

---

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy and Q4 of the Northampton Local Plan Part 2.

6. Prior to the commencement of works above slab level, details for the provision of an electric vehicle charging point, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that sufficient provision is made for electric vehicles, in the interests of sustainable travel, in accordance with Policy MO4 of the Northampton Local Plan Part 2.

7. Prior to the occupation of the development hereby approved, a car park management strategy shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure acceptable management of the parking on site, in the interests of highway safety and the amenity of the area, in accordance with Policy Q2 and MO4 of the Northampton Local Plan Part 2.

8. Before any above ground works commence a scheme for the provision and implementation of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed and completed in accordance with the approved plans before the first occupation of any of the buildings hereby approved.

Reason: To ensure satisfactory drainage of the site in the interests of achieving sustainable development, public health, to avoid flooding of adjacent land and property to comply with Policy Q5 of the Northamptonshire Local Plan Part 2, BN7 and BN9 of the West Northamptonshire Joint Core Strategy and Government advice in the National Planning Policy Framework.

9. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction.

Reason: In the interests of safeguarding highway safety, safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy and Q4 of the Northampton Local Plan Part 2.

These details are required prior to the commencement of development as they are fundamental to the development and the acceptability of the proposal.

10. The new-build apartment block hereby permitted, shall be used for supporting living accommodation (use class C3(b)) and for no other purpose, including any other purpose in use class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: In order to restrict the use of the premises in the interests of the provision of affordable housing and highway safety as an alternative use would result in insufficient parking to support the apartments individually.

This page is intentionally left blank