



Planning Committee Report

Application Number:	WNS/2023/0007/MAF
Location:	Northampton West Allocation N4: Comprising of New Roundabout Access from Roman Road and Northern Side Footpath Along Roman Road to Junction with New Sandy Lane
Development:	Full Planning Application for part Infrastructure Phase of Development Relating to Northampton West Allocation N4: Comprising of New Roundabout Access from Roman Road and Northern Side Footpath Along Roman Road to Junction with New Sandy Lane and toucan crossing of New Sandy Lane.
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Applicant:	Davidsons Developments Ltd
Agent:	Davidsons Developments Ltd
Case Officer:	Michael Osman
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Ward:	Bugbrooke
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Reason for Referral:	Strategically Important Development
Committee Date:	12 September 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 TO SECURE THE PLANNING OBLIGATIONS SET OUT IN THIS REPORT IN RESPECT OF A NEW ROUNDABOUT, FOOTPATH AND TOUCAN CROSSING AND THE PROGRAMME TO ACHIEVE THIS:

Proposal

Full Planning Application for Infrastructure Phase of Development Relating to Northampton West Allocation N4: Comprising of New Roundabout Access from Roman Road and Northern Side Footpath Along Roman Road to Junction with New Sandy Lane and Toucan crossing over New Sandy Lane

Consultations

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

- None

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

- WNC Health and Environmental Protection, Local Highway Authority, WNC Ecology Officer, WNC Landscape Officer.

The following consultees have raised concerns about proposed footpath crossing bridleway:

- British Horse Society, Ramblers Association, Rights of Way NCC.

No 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
- Highway Safety

The report looks into the key planning issues in detail, and Officers have concluded that the proposal is acceptable subject to conditions and a s106 agreement.

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 forms part of the land held under option by Davidsons Development Ltd within the Northampton West N4 Allocation and highway land along Roman Road.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The development is to provide a new roundabout access into the Davidson development site where a planning application is to be submitted within the next few months. In addition, a continuous footpath is to be provided from the proposed roundabout in Roman Road to the junction of New Sandy Lane and Berrywood Road. In addition, a crossing point is to be provided on New Sandy Lane in the form of a toucan crossing.
- 2.2 The proposed footpath link will provide a safe footway / cycleway link of 3m in width for the majority along the northern side of Roman Road to Berrywood Road and New Sandy Lane. This improves pedestrian and cyclist safety and meets the requirements of Policy N4 of the Joint Core Strategy. A short stretch of footway (108m) is 2.5m in width given the land constraints.

3 RELEVANT PLANNING HISTORY

- 3.1 There is no planning history of relevance within the proposed site area itself. Bloor Homes currently have control of the majority remaining part of allocation N4, some of which fronts Roman Road. They have an approved access roundabout which connects to Roman Road (not yet constructed). This roundabout was approved under application reference S/2017/2270/EIA. Officers have been advised that Bloor Homes currently have control of the land immediately east of Davidsons' controlled land. This

land has planning permission (ref: S/2017/2270/EIA) for the following development: "Outline application for the demolition of existing barns and the erection of up to 1750 dwellings, a primary school, A mixed use Local Centre (Uses A1-A5, D1), together with associated public open space, landscaping, highways sustainable drainage systems, and all ancillary infrastructure works, including a new primary sub-station. (Application accompanied by an Environmental Statement).'

Bloor Homes are building out their Phase 1 which lies to the north of allocation N4. This Phase 1 comprises of 430 dwellings across three separate reserved matters approvals and takes access from New Sandy Lane. A further housebuilder, Miller Homes, have an approved roundabout at the Berrywood Road / New Sandy Lane crossroads which will replace the current double mini roundabout junction. This roundabout has both planning consent and an early Section 278 approval having passed Road Safety Audits (RSA) 1 and 2.

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 South Northants and Daventry Local Plans (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)

SA – Presumption in Favour of Sustainable Development
S1 – Distribution of Development
S3 - Scale and Distribution of Development
S5 – Sustainable Urban Extensions
S6 – Monitoring and Review
S10 – Sustainable Development Principles
S11 – Low Carbon and Renewable Energy
C1 – Changing Behaviour and Modal Shift
C2 – New Developments
C3 – Strategic Connections
C5 – Enhancing Local and Neighbourhood Connections
RC2 – Community Needs
H1 – Housing Density and Mix and Type of Dwellings
H2 – Affordable Housing
H4 – Sustainable Housing
BN1 – Green Infrastructure Connections
BN2 – Biodiversity
BN3 – Woodland Enhancement
BN5 – The Historic Environment and Landscape
BN7a – Water Supply, Quality and Wastewater Infrastructure
BN7 – Flood Risk
BN9 – Planning for Pollution Control
BN10 – Ground Instability

INF1 – Approach to Infrastructure Delivery
 INF2 – Contributions to Infrastructure Requirements
 N4 – Northampton West Sustainable Urban Extension

Material Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Approved Daventry SW Design Code
- National Model Design Code
- Strategic Development Framework (SDF) – a document produced as a technical guide/evidence base to inform the master planning process and as a tool to guide and co-ordinate future development in West Northamptonshire. It does not constitute planning policy, but it is consistent with and amplifies the JCS strategic policy framework of providing a ‘plan-led’ approach to guide development of the SUE’s.
- Supplementary Planning Guidance/Documents (SPDs and SPGs)
- Northamptonshire Parking Standards.
- Harpole Neighbourhood Plan

5 RESPONSE TO CONSULTATION

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	Comment
British Horse Society	Bridleway KP1 needs to cross footpath. Dealt with by proposed LHA condition.
Environment Agency	No Comment.
Harpole Parish Council	No comment.
Health and environmental protection	Recommend conditions for Construction Management Plan and Contamination which have been included.
Local Highway Authority	No objection to roundabout, footpath and toucan crossing. Will be covered by one s278 agreement. Bridleway KP1 needs to cross footpath. Condition attached. Full comments are below (It should be noted that following these comments further discussions happened with the applicant/LHA to justify the Toucan crossing and the LHA confirmed they were happy with those comments): In respect of the above planning application, the local highway authority (LHA) has the following observations, comments and recommendations: The proposed roundabout and footway has been the subject of detailed discussions between the applicant and the LHA (Section 278 Team) prior to this submission. The LHA can confirm that the proposal has been safety audited and the designer’s comments now agreed by the LHA. The LHA, therefore, has no objection to the application. The works will be subject to a Section 278 Highway Agreement.

	<p>However, as previously advised, the LHA has requested some information from the applicant as to why they are specifying a toucan crossing rather than an uncontrolled crossing at the Sandy Lane roundabout. It may be that it is felt that there is justification from what is still yet to come forward in terms of adjacent development, but it would be helpful if the applicant could set out the reasoning. Obviously, West Northamptonshire Council need to be assured that any piece of infrastructure that has both a long-term maintenance liability and adds a potential delay to the network is absolutely necessary. The LHA would request that the application is not decided until that information has been provided and reviewed.</p> <p>Public Bridleway KP1</p> <p>The applicant is already aware of the presence of Public Bridleway KP1 in the vicinity of the proposed roundabout and has made provision for it within the proposals, however, please ensure that the applicant is reminded of their responsibilities in respect of the Bridleway (these are not repeated in full here, but are captured in Informatives).</p> <p>A condition was recommended regarding the Public Right of Way which is included in the list of conditions.</p>
Planning Archaeology	Request condition requiring Written Scheme of Investigation.
Ramblers Association	Raise a concern that bridleway KP1 needs to cross footpath. Officer Comment: This is dealt with by LHA condition.
Rights of way NCC	Notes that Bridleway KP1 needs to cross a footpath. Officer Comment: This is dealt with by LHA condition.
Landscape Officer	<p>Raises no objection.</p> <p>The trees requiring felling are mainly unremarkable roadside hedgerow trees. The only trees of note are a Copper Beech and an Oak, neither of which are mature, but are of better stature than the other trees. The aim generally would be to retain the better trees but there is no option here for retention given their location within the proposed roundabout. So whilst a relatively small number of trees will be lost, they will be replaced with strategic native planting in the form of both trees and hedges. Elsewhere the remaining roadside trees and hedges shown for retention have been plotted, identified, categorised and the tree protection fencing has been both specified and its location illustrated on the tree protection plan.</p>
Ecology Officer	<p>Raises no Objection.</p> <p>The proposals will result in the loss of small areas of hedgerows, trees and grassland, and the report details that these habitats are on the whole of low conservation value of local significance. The hedgerows to be lost have been assessed as being of low diversity and do not meet the Hedgerow Regulations definition as 'important'. The trees identified for removal do not have bat roosting potential, the ones identified as having bat roosting potential are to be retained and, whilst works maybe required to the retained trees, suitable mitigation measures are included in the report. The loss of habitat is detailed to be addressed as part of the wider scheme. Loss of breeding bird habitat will be addressed with the inclusion of bird boxes in the wider scheme. Precautionary working methods are proposed due to the</p>

	<p>potential of transient reptiles within the construction zone. No evidence of badgers was found during the survey, and precautionary working methods during construction are proposed. Other protected species have been adequately surveyed for, and either no evidence of them was found or the habitat was considered sub-optimal.</p> <p>If the mitigation measures detailed in the submitted report are followed fully and successfully then there is unlikely to be any significant impact on protected species and habitats. When details of the wider scheme come forward, the loss of habitats in this area will be addressed and appropriate provision made with a Biodiversity Impact Assessment metric to ensure it is captured and addressed. Replacement habitats should consist of native local provenance species of a mixture of species reflective of those found locally.</p>
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6 RESPONSE TO PUBLICITY

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

None were received.

7 APPRAISAL

Principle of Development

- 7.1 Policy S5 Sustainable Urban Extensions states that outside of the existing urban areas, development will be focussed on sustainable urban extensions (“SUEs”). One of the allocated SUE’s is Northampton West (policy N4) which will deliver 2,550 dwellings and local employment opportunities. Policy N4 Northampton West provides more detail about the allocation for 2,550 dwellings at Northampton West to which this infrastructure application relates.
- 7.2 The application site forms part of site allocation Policy N4 – ‘Northampton West’ of the West Northamptonshire Joint Core Strategy Local Plan (Part 1), adopted December 2014. The Northampton West Sustainable Urban Extension (SUE) is situated on the western side of Northampton. It adjoins the existing neighbourhoods of Duston and New Duston and whilst it adjoins the urban edge of Northampton the SUE occurs within both Daventry District and South Northamptonshire. To the north of the SUE lies Harlestone Firs Plantation and the village of Harlestone. To the west is open countryside and to the south is the village of Harpole. It should be noted that the Northampton Landscape Sensitivity and Green Infrastructure Study identifies that much of the SUE is within a landscape classed as being of low to medium sensitivity and therefore less sensitive to change.
- 7.3 Policy N4 is intended to make provision of in the region of 2550 dwellings, a Primary School, a Local Centre, healthcare services and community facilities as well as the necessary highway works to mitigate the impact of the development. Criteria E of the policy allocation specifically states that proposals should include ‘an integrated Transport Network focussed on sustainable transport modes, including public transport, walking and cycling with strong links to adjoining neighbourhoods, employment areas and the town centre’. It should be noted that the highways infrastructure the subject of this

application is intended to both provide highways infrastructure for the applicants land holdings (estimated circa 500-600 dwellings) and to ensure sustainable pedestrian linkages as required by the Northampton West site allocation.

- 7.4 Policy SS2 of the South Northamptonshire Local Plan Part 2 'General Development and Design Principles' states that development will be supported where it: "is designed to provide an accessible, safe and inclusive environment which maximises opportunities to increase personal safety and security through preventative or mitigation measures; and would include a safe and suitable means of access for all people (including pedestrians, cyclists and those using vehicles)". It is considered that the proposals accord with Policy SS2 as they would provide both safe vehicular and pedestrian linkages.
- 7.5 The site falls within and lies on the boundary of the Harpole Neighbourhood Plan Area. The neighbourhood plan does not have any policies specific to the allocation or the site area. Nonetheless it references both the committed N4 'Northampton West' and N9a 'Norwood Farm' allocation totalling 6050 new homes, 1,000 of which will lie within the Harpole Neighbourhood Plan Area. Policy H11 states that proposals to improve road safety and traffic management throughout the Parish will be fully supported. The proposed footpath link will provide a safe footway / cycleway link of mostly 3m in width along the northern side of Roman Road to Berrywood Road and New Sandy Lane. This improves pedestrian and cyclist safety and meets the requirements of Policy N4 of the Joint Core Strategy.
- 7.6 Overall, given that the proposed highways infrastructure is intended to facilitate the delivery of road and pedestrian links at the earliest possible stage of delivery of housing to meet the wider site allocation it is supported in principle. It is proposed that a s106 Planning Obligation be entered into so that the applicant can undertake to meet any additional costs that may arise over and above the costs of the s278 agreement.

Highway and Pedestrian safety Impacts

- 7.7 The land that the applicants intend to utilise to help implement the Northampton West N4 site allocation is of sufficient size to justify and facilitate a roundabout access from Roman Road. The purpose of seeking permission now is to enable the roundabout to be ready by the time that the development of the site takes place. This will reduce possible traffic congestion in Roman Road during the construction period and will, of course mean that the completed dwellings can be occupied as soon as they are available for occupation, subject to all highways agreements being in place. It is a four-legged roundabout with the southern leg providing for access to and from Harpole via Upper High Street.
- 7.8 The proposed development will enable a footpath link to be constructed on the north side of Roman Road from the proposed Davidson roundabout to the junction with New Sandy Lane. In the first instance, it would be possible to lay the footpath along what is currently a continuous verge (allowing for individual access to existing properties), but when the roundabout access into the Bloor site is subsequently provided the relevant part of the footpath would be removed to make way for the roundabout and the footpath would then be linked to the new footpath arrangements provided as part of the Bloor roundabout. There would also have to be adjustments to the footpath to ensure it was connected with both the existing roundabout on New Sandy lane and with the replacement as well. Pedestrians would benefit from a new toucan crossing over New Sandy Lane, which would enable them to access in Berrywood Road Bus Routes 15, 15A, and 5 to the town centre, railway station, and beyond.

- 7.9 This proposal will provide a footpath which is 3 metres wide of an adoptable standard which will enable it to be used as by both pedestrians and cyclists over its approximately 1000 metre length apart from a section of approximately 108 metres which will have to come down to 2.5 metres due to the narrowness of the verge. The proposal has been developed with the Local Highway Authority and all three elements (the new roundabout, the new footpath and the toucan crossing) have their support and will be the subject of a single s278 agreement.

Other Impacts of the development proposals

- 7.10 There are no known heritage assets within or adjacent to the site. There is a scheduled ancient monument (Roman villa north of Road hill farm), circa 700 m south-east of the site. A desk-based archaeological assessment and geophysical survey has been carried out and the potential for significant remains is considered to be low/negligible. However, the archaeological service has recommended a condition in the event that permission is granted.
- 7.11 The site is located entirely within Flood Risk Zone 1 which means there is a very low possibility of river or sea flooding. There are small areas of surface water flood risk at either end of Roman Road. The majority of the site comprises an existing tarmac road (Roman Road). The proposals will not increase the risk of fluvial or surface water flooding elsewhere on the site or in the vicinity. There is an existing highway ditch along Roman Road and this application includes proposals to provide a culvert for this existing ditch with a trapped gully.
- 7.12 The applicants have submitted a tree survey of the application site. The Council's Landscape Officer regrets that trees will have to be lost due to the construction of the new roundabout. However, the trees requiring felling are mainly unremarkable roadside hedgerow trees. The only trees of note are a Copper Beech and an Oak, neither of which are mature, but are of better stature than the other trees. The aim generally would be to retain the better trees but there is no option here for retention given their location within the proposed roundabout. So whilst a relatively small number of trees will be lost, they will be replaced with strategic native planting in the form of both trees and hedges. Elsewhere the remaining roadside trees and hedges shown for retention have been plotted, identified, categorised and the tree protection fencing has been both specified and its location illustrated on the tree protection plan. The Landscape officer has no other landscape comments at this stage and as such does not object to the proposed development in landscape terms.
- 7.13 The applicants have also submitted an ecology assessment. It describes the site as consisting of a section of Roman Road and the hedgerows and road verges to its north. It was of some ecological value, both in terms of hedgerow habitats and provision for protected species. The main loss will be the removal of one hedge and part of another to enable the roundabout to be constructed. However, the proposals are not deemed to have a significant impact on any protected habitats or species, and no further surveys are proposed, although some Precautionary Methods of Works and other mitigation measures will be implemented.
- 7.14 The Ecology officer confirms the proposals will result in the loss of small areas of hedgerows, trees and grassland, and the report details that these habitats are on the whole of low conservation value of local significance. The hedgerows to be lost have been assessed as being of low diversity and do not meet the Hedgerow Regulations definition as 'important'. The trees identified for removal do not have bat roosting potential, the ones identified as having bat roosting potential are to be retained and, whilst works maybe required to the retained trees, suitable mitigation measures are

included in the report. The loss of habitat is detailed to be addressed as part of the wider scheme. Loss of breeding bird habitat will be addressed with the inclusion of bird boxes in the wider scheme. Precautionary working methods are proposed due to the potential of transient reptiles within the construction zone. No evidence of badgers was found during the survey, and precautionary working methods during construction are proposed. Other protected species have been adequately surveyed for, and either no evidence of them was found or the habitat was considered sub-optimal.

- 7.15 If the mitigation measures detailed in the submitted report are followed fully and successfully then there is unlikely to be any significant impact on protected species and habitats. When details of the wider scheme come forward, the loss of habitats in this area will be addressed and appropriate provision made with a Biodiversity Impact Assessment metric to ensure it is captured and addressed. Replacement habitats should consist of native local provenance species of a mixture of species reflective of those found locally.
- 7.16 The s106 Planning Obligation Agreement will enable the contribution that the wider scheme can make to mitigating the environmental impact of the proposed development to be defined at the outset.

8 FINANCIAL CONSIDERATIONS

- 8.1 CIL is not payable on the proposed development as it is an infrastructure proposal, although CIL will be payable in the future on the basis of the housing that will be provided on the site to the north that will be served by the roundabout.
- 8.2 The proposed development will be fully funded by the applicant.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 The proposed development will bring forward a significant part of the development of an important sustainable urban extension to Northampton.
- 9.2 The proposals will also make a positive contribution to active and safe travel by provision of approximately 1000 metres of footpath linking the roundabout to New Sandy Lane, and by providing the toucan crossing for onward safe movement into Northampton.
- 9.3 There is also an opportunity to explore how the developers of the individual sites can coordinate their efforts to ensure that the Roman Road edge is enhanced as much as possible. A S106 agreement has been proposed which will cover the provision of the roundabout, new footpath and toucan crossing and require the preparation of an action plan building on the work already carried out by the applicant to ensure that the provision of the footpath will be effectively managed to ensure there are proper linkages to the new roundabouts and crossing, and to ensure that the removal of poor quality trees will lead to high quality replacements which can be linked to the landscape design of the housing areas.

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 TO SECURE THE PLANNING OBLIGATIONS SET OUT IN THIS REPORT IN RESPECT OF A NEW ROUNDABOUT, FOOTPATH AND TOUCAN CROSSING AND THE PROGRAMME TO ACHIEVE THIS:

10 CONDITIONS:

1. Time limit:

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. Approved Plans

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

Topographical Survey Part 1 S4825 01
Topographical Survey Part 2 S4825 02
Topographical Survey Part 3 S4825 03
Roman Road Site Access Capacity Review Final 221205 Tn02
New Roundabout Access from Roman Road and Northern Side Footpath Along -
332210790_100_001 A - General Arrangement Sheet 1 of 2
New Roundabout Access from Roman Road and Northern Side Footpath Along -
332210790_100_002 A - General Arrangement Sheet 2 of 2.pdf
New Roundabout Access from Roman Road and Northern Side Footpath Along -
332210790_100_004A Swept Paths.pdf
New Roundabout Access from Roman Road and Northern Side Footpath Along -
332210790_100_005 A Entry Paths.pdf
New Roundabout Access from Roman Road and Northern Side Footpath Along -
332210790_1200_001 A - Road Markings and Signs Sheet 1 of 2.pdf
New Roundabout Access from Roman Road and Northern Side Footpath Along -
332210790_1200_002 A - Road Markings and Signs Sheet 2 of 2.pdf
New Roundabout Access from Roman Road and Northern Side Footpath Along -
332210790_700_002 A - Pavement and Paved Areas Sheet 2 of 2.pdf
332210790_100_006 A - Location Plan.pdf
Planning Statement Including Flood Risk Assessment
Archaeological Desk Based Assessment Jac28363.1
Geophysical Survey Mssp1392a
Tree Protection Plan Rse 6078e Tpp V1
Wnc Toucan Agreement Redacted
Miller Homes S.278 Plan Adc2197 Dr 103 P12
Bloor Footpath On Roman Road To Nowhere Itm9047 Sk027 C
Arboricultural Impact Assessment Rse 6078 R3 V1 Arb Redacted
Ecological Impact Assessment Rse 6078 R1 V2 Redacted

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

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

3. Works affecting Existing Right of Way

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: No works affecting any existing public right of way may commence without the express written permission of the local highway authority's Rights of Way or Definitive Map Teams.

4. Archaeology

No development shall take place within the area of archaeological interest until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) Approval of a Written Scheme of Investigation;
- (ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;
- (iii) Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;
- (iv) Completion of analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, production of an archive report, and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 205.

5. Construction Environmental Management Plan (CEMP)

No part of the development shall take place until a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority and shall be based upon Section 5 of the submitted Environmental Statement () together with prevailing British Standards and best practice guidance where relevant. The Construction Environment Management Plan shall include and specify the provision to be made for the following:

- (a) Dust mitigation measures during the construction period (see Informative 3 for more details);
- (b) Control of noise emanating from the site during the construction period (see Informative 3 for more details);
- (c) The location of the constructor's compound(s) including provision for the storage of plant, machinery and materials;
- (d) Enclosure of phase or sub-phase development sites;
- (e) Provision for all site operatives, visitors and construction vehicles loading, offloading, parking and turning within the site during the construction period;

- (f) Arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent public highways; and
- (g) Details for the advisory routing of the Heavy Goods Vehicle construction traffic.
- (h) Full details of the advisory offsite signage for the routing of Heavy Goods Vehicle construction traffic.
- (i) Full details and drawings of any proposed temporary accesses for construction works and details of remedial works (if applicable) along with any Safety Audit(s), if required by the Local Planning Authority.
- (j) Details of the route and type of construction of any temporary haul routes across the site.
- (k) Hours of Work; which should limit the hours of construction work including site clearance and delivery of materials to within the hours of 07.30 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays and at no times on Sundays, Bank and Public Holidays.
- (l) Details of any foundation designs (including piling) and ground source heating and cooling systems using penetrative methods.
- (m) Details of specific biodiversity protection measures.
- (n) Details of a scheme for recycling/disposing of waste resulting from demolition and construction works.

The construction of the Development shall thereafter be carried out in accordance with the approved Construction Environment Management Plan unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and residential amenity in accordance with Policy H01 of the Daventry District Local Plan (Part 2); to protect and prevent the pollution of controlled waters in accordance with Policy ENV11 of the Daventry District Local Plan (Part 2) and (3).

6. Contamination Condition:

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

7. Tree and Hedge Protection Condition

No equipment, machinery or materials shall be brought onto the site for the purposes of the development until details of the proposed type and a plan of the proposed position of fencing for the protection of trees or hedges that are to be retained on the site, have been submitted to and approved in writing by the Local Planning Authority. The fencing shall be implemented in accordance with these details before any other operations are carried out and shall remain in place until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored, disposed of, or placed, nor fires lit, in any area fenced in accordance with this condition and the ground levels within these areas shall not be driven across by vehicles, altered, nor any excavation made (including addition/removal of topsoil/subsoil) without the written consent of the Local Planning Authority.

Reason : To ensure the continued health of retained trees and hedges and in the interests of the visual amenity of the area and to comply with Policies SS2 and NE5 of the South Northamptonshire Part 2 Local Plan.

8. Landscaping Scheme

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include the location of all existing trees and hedgerows affected by the proposed development, and the location and details of those to be retained, together with a scheme detailing measures for their protection in the course of development.

All hard landscaping works required by the approved scheme shall be carried out and completed prior to the opening to the public of the development hereby permitted. All soft landscaping works required by the approved scheme shall be carried out prior to the opening in accordance with a programme to be agreed before development commences and shall be completed prior to the opening to the public of the development hereby permitted and which shall be maintained including the replacement of any trees or plants which die, are removed, or become seriously damaged or diseased in the next planting season with others of a similar size or species, for a period for five years from the date of the approved scheme was completed.

Reason : In the interests of the visual amenity of the area and to comply with Policies SS2 and NE5 of the South Northamptonshire Part 2 Local Plan.

9. Landscape and Ecological Management Plan (LEMP)

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to completion of the development. The content of the LEMP shall be consistent with the details and proposals set out in the submitted Ecological Impact Assessment prepared by Ramm Sanderson (March 2023) and shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management

body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: To ensure the development results in a biodiversity net gain.

10. Phasing Plan

No part of the development shall commence until a phasing plan to cover the entire application site to identify each phase has been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved Phasing Plan. Any subsequent amendment to the development shall be submitted to the Local Planning Authority in the form of a revised phasing plan and approved in writing by the Local Planning Authority.

Reason : To ensure a satisfactory form of development throughout the duration of the construction phase and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan and the aims of the NPPF.

11. Sensitive Lighting Strategy

No external lighting of any phase of the development shall be installed until a Sensitive Lighting Strategy (SLS) for that phase has been submitted to and approved in writing by the Local Planning Authority. The SLS shall demonstrate how retained and enhanced habitats will be protected from light spillage and ensure provision of dark corridors for wildlife. The external lighting for each phase shall be installed and operated in accordance with the approved SLS for that phase.

Reason : In order to safeguard wildlife and its habitats in accordance with Policy G3 of the South Northamptonshire Local Plan, Policy BN2 of the West Northamptonshire Joint Core Strategy and guidance contained within the NPPF.

INFORMATIVES

Informative 1:

The developer is reminded to apply to the local planning authority for any proposed permanent diversion of a right of way under Section 257 of the Town and Country Planning act 1990 required to facilitate the development of WNS/2023/0007/MAF. The alternative route for such a diversion must be agreed with the local highway authority's Area Rights of Way Officer and be available for public use prior to the closure of any existing route.

Informative 2:

Contractors and sub-contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.