



Planning Committee Report

Application Number: 2023/6454/MAF

Location: Former site of Vineyard Community Church, Warwick Street, Daventry, NN11 4AL

Development: The erection of retirement living apartments with associated access, car parking, landscaping, ancillary facilities and associated works

Applicant: McCarthy and Stone Retirement Lifestyles Ltd

Agent: The Planning Bureau

Case Officer: Rebecca Grant

Ward: Daventry East

Reason for Referral: Major application

Committee Date: 10th January 2024

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director – Planning and Development to approve an amendment to conditions as deemed necessary and subject to:

- Confirmation from the Lead Local Flood Authority (LLFA) that the submitted Flood Risk Assessment (FRA) is acceptable. Comment to be verbally reported to Members.

Proposal

The proposed development is for a retirement living scheme which comprises of accommodation for people of retirement age and above. The scheme will comprise of 47 apartments (26 one bedroom and 21 two-bedroom units) within a single apartment building.

The building will be 3-4 storeys in height as there are significant level changes across the site.

Access to the site will be taken from the existing access on Belmont Road. Resident and visitor car parking will provide a total of 25 parking spaces within the development.

Consultations

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

- Daventry Town Council

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

- Local Highway Authority, WNC Conservation and Heritage Officer, WNC Archaeology Officer, WNC Environmental Health, Anglian Water, Development Management, Crime Prevention Design Officer and WNC Landscape Officer

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

- Environment Agency

10 letters of objection have been received and 9 letters of support have been received. 8 letters have also been received providing comments on the proposal, neither objecting or in full support.

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
- Affordable housing/housing mix
- Design and impact on character of the area and adjacent Conservation Area
- Impact on residential amenity
- Open space
- Flood risk
- Ecology
- Other considerations

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 measures approximately 0.3 hectares forming a rectangular area of land. The site is bounded between Waterloo to the east, Warwick Street to the south and Belmont Road to the west. A footpath runs along the northern boundary of the site, with a public park located beyond it.
- 1.2 The site is currently vacant and has recently been cleared. There are a number of low category trees along Warwick Street and Belmont Road. Just outside of the site boundary, to the northwest, there are a cluster of trees that are of visual significance.
- 1.3 The ground levels fall steeply south to north by approximately 6-7m, from Warwick Road on the southern boundary to the public park to the northern boundary

- 1.4 The immediate surroundings of the site consist of a mix of residential and commercial properties. The commercial element is largely focussed towards the east within the town centre with residential to the south and west. The buildings surrounding the site are predominately 2 and 3 storeys.
- 1.5 The site was previously occupied by a cluster of mechanic garages that occupied the southern portion, fronting Warwick Street. These buildings were demolished, leaving the site vacant since 2010.
- 1.6 An existing dropped kerb on Belmont Road indicates the previous vehicular access into the site.
- 1.7 The site is situated just outside of Daventry Town Centre Conservation Area. The Town Centre Conservation Area is characterised by the continuous built frontage of high quality, high density buildings along its main streets, with predominately Victorian and Georgian facades.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposed development is for a retirement living scheme which comprises of accommodation for people of retirement age and above. The scheme will comprise of 47 apartments (26 one-bedroom and 21 two-bedroom units) within a single apartment building. The building will include a communal homeowners lounge, guest suite, reception area, refuse storey, mobility scooter storeroom with charging points and communal external landscaped gardens.
- 2.2 The building will be 3-4 storeys in height as there are significant level changes across the site. The design of the building on the site has sought to make most efficient use of land available and work with the change in levels of the site by using split-level building with a lower ground floor being incorporated into the sites of the site at a lower level increasing the overall height of the building.
- 2.3 Access to the site will be taken from the existing access on Belmont Road. Resident and visitor car parking will provide a total of 25 parking spaces within the development.
- 2.4 Private amenity space, in the form of balconies for above ground apartments and patio areas for ground/lower ground apartments will be provided to 31 of 47 apartments. The remaining 16 apartments will have Juliet balconies. In addition, all residents will have access to private shared outside amenity space within the communal gardens.
- 2.5 Pedestrian access points (in addition to the main building entrance) have been designed into the building on the Warwick Street and Waterloo frontages to create direct access from the development to the high street and surrounding amenities.

3 RELEVANT PLANNING HISTORY

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

DA/1992/0688 – Showroom and workshop at Danetre Garage. Approved 10/08/1992

DA/2009/0257 – Change of use from garage to place of public worship and religious instruction. Approved 20/05/2009

DA/2012/0936 – Outline application for demolition of existing buildings &

structures on site and the construction of retail floorspace (Use Class A1), non-food (bulky goods) retail floorspace and new petrol filling station (sui generis), together with all associated areas of hardstanding, car parking, engineering and landscaping works (access not reserved). Approved 06/06/2014

DA/2014/0667 – Prior notification for the demolition of buildings. Approved 27/08/2014

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.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting 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.

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.

Development Plan

West Northamptonshire Joint Core Strategy (2014) (Part 1) (LLP1)

Policy SA – Presumption in favour of sustainable development
Policy S1 – The distribution of development
Policy S2 – Hierarchy of centre
Policy S3 – Scale and distribution of housing development
Policy S10 – Sustainable development principles
Policy S11 – Low carbon and renewable energy
Policy C1 – Changing behaviour and achieving modal shift
Policy C2 – New developments
Policy RC2 – Community needs
Policy H1 – Housing density and mix and type of dwellings
Policy H2 – Affordable housing
Policy H4 – Sustainable Housing
Policy BN2 – Biodiversity
Policy BN5 – The historic environment and landscape
Policy BN7a – Water supply, quality and wastewater infrastructure
Policy BN7 – Flood risk
Policy BN9 – Planning for pollution control
Policy INF1 – Approach to infrastructure delivery

Policy INF2 – Contributions to infrastructure delivery
 Policy D1 – The regeneration of Daventry Town

Daventry District Settlements and Countryside (Part 2) Local Plan (2019) (LLP2)

Policy SP1 – Daventry District spatial planning
 Policy H08 – Housing mix and type
 Policy EC3 – Daventry, land to the North and West of the town centre (Site 3 and 5)
 Policy ST1 – Sustainable Transport Infrastructure
 Policy ENV1 – Landscape
 Policy ENV5 – Biodiversity
 Policy ENV7 – Historic environment
 Policy ENV9 – Renewable energy and low carbon development
 Policy ENV10 – Design
 Policy ENV11 – Local flood risk management
 Policy CW1 – Health and wellbeing
 Policy CW2 – Open space requirements

4.4 Material Considerations

National Planning Policy Framework (NPPF)

Northamptonshire Parking Standards (adopted 2016)
 Biodiversity SPD (adopted 2017)
 Infrastructure and Developer Contributions SPD (adopted 2013)
 Daventry Design Code SPD (adopted 2005)
 Planning out Crime in Northampton SPG (adopted 2004)
 Daventry 2040 Masterplan (adopted July 2012)

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
Daventry Town Council	Object	Whilst supportive of the redevelopment of the site and the provision of retirement living apartments objects for the following reasons. Density too high, sufficient parking not provided and displacement of vehicles on Belmont Road.
LLFA		At the time of drafting the report no response has been received on the updated information.
Environment Agency	Support	Site is a low risk to controlled waters. Suggest a condition.
Local Highway Authority (LHA)	No objection - previous objection removed	Parking standards do allow for a relaxation of the minimum requirements in exceptional circumstances. LHA agree that the

		location of the development in respect of public transport and the proximity to local services by foot weighs in favour of there being less reliance on car ownership and journeys. LHA recommend a parking beat survey be undertaken to establish what capacity is available in the vicinity of the site for parking.
WNC Conservation and Heritage	No objection	No objection however recommend that the scale, height and design is revised so that it responds more sensitively to the site's close proximity to the Daventry Conservation Area.
Archaeology	No objection	Site was levelled and redeveloped for a group of industrial/commercial buildings in late 20 th century. These were levelled after 2010 and the site has been derelict since. Do not anticipate any sub-structure archaeological remains.
Environmental Health	No objection	Support the application subject to conditions in relation to noise, external plant, construction phase, air quality, lighting, waste and land quality
Anglian Water	No objection	The foul drainage from this development is in the catchment of Whilton Water Recycling Centre that will have availability for these flows. Confirm that the surface water disposal strategy is acceptable.
Development Management	No objection subject to a contribution	No requirement for an education contribution due to the facility proposed. Libraries - £6,530 contribution
Crime Prevention Design Advisor	No objection	Provide comments on the layout of the site
WNC Ecology		No response received at the time of drafting the report
WNC Strategic Housing		No objection to the proposal
WNC Landscape	No objection	

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 10 representations have been received raising the following objections to the proposal:

- The trees along Belmont Road will be removed.
- Access to the site during construction and when built as Bemont Road is unadopted.
- Highway safety.
- Height of building is out of context.
- Close proximity of the building to the boundary could obstruct vision splays.
- More parking is required for staff and residents.
- Already sufficient elderly accommodation in the town.

8 representations have been received raising the following observations:

- Concerned over length of time for construction and impact upon highway safety.
- Access to the site should be on the other side.
- Potential for residents to complain about noise from late night bars in town centre.

9 representations have been received in support of the proposal, raising the following points:

- Much needed development for this age group.
- The closeness to shops would enhance independent living.
- Sensible plans for a redundant site.
- The plans would support the shop owners in the town centre.

7 APPRAISAL

Principle of Development

- 7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan to the extent that development plan policies are material to the application unless material considerations indicate otherwise.
- 7.2 The development plan for Northampton consists of policies within the WNJCS and the Local Plan (Part 2).
- 7.3 Policy S1 of the WNJCS sets out how development will be distributed. Daventry town is classified as the sub-regional centre in West Northamptonshire, behind the principle urban area of Northampton and as such, should take an appropriate level of development in line with its hierarchical status. Policy S1 gives priority to making best of previously developed land (PDL) and vacant and under-used buildings in urban or other sustainable locations with a target to achieve 30% of additional dwellings on PDL. The redevelopment of this site within Daventry town would present an appropriate scale of development given its sustainable location within the sub-regional centre of the area and contribute towards the 30% target on PDL.
- 7.4 Policy H1 of the WNJCS states that new housing development will provide a mix of housing types, sizes and tenures to accommodate needs. The policy requires new housing developments to make efficient use of land and to provide for a mix of types, sizes and tenure. The proposal is for specialist older persons housing to meet

specific needs of an increasingly aging population within West Northamptonshire with a range of tenures available. Policy H08 of the Daventry LPP2 also identifies the importance of providing housing for needs based on current and demographic trends to create sustainable, inclusive and mixed communities.

- 7.5 Policy EC3 of Daventry LPP2 relates to land to the north and west of Daventry town centre and allocates land for residential, office, hotel, leisure, restaurant or health provision. Part C of the policies sets out the following requirements for proposals.
- i. Provide suitable and legible pedestrian and cycle links that accommodate the distinct needs of different users linking to the town centre, Daventry Country Park, Daventry North East SUE and the Learning Quarter (site 6), including those passing through the site, through design and layout and by utilising public realm; and
 - ii. Respond positively to and respect its setting including the provision of on-site open space and having due regard to the findings of the Heritage Impact Assessment; and
 - iii. Ensure that siting, configuration and orientation of the buildings optimise key views into and out of the site; and
 - iv. Develop the tourism potential of the area through the addition of quality public space; and
 - v. Provide an active frontage on to Eastern Way; and
 - vi. Have no adverse impact on the vitality and viability of the centre or other centres;
 - vii. Retain areas of open and green character;
 - viii. Integrate with any agreed masterplan for Site EC2, North of High Street; and
 - ix. Be accompanied by a transport strategy; and
 - x. Mitigate all flood risk arising as a result of development of the site including through the provision of sustainable drainage; and
 - xi. Set out further details of any required mitigation relating to water and water recycling infrastructure and any necessary phasing arrangements.
- 7.6 The site forms a small portion of the larger allocation under Policy EC1. Whilst it is appreciated that a masterplan has not been submitted for this site, it is considered that redevelopment of the application site would not prejudice development of the wider allocation. The application site can be viewed in isolation given its proximity to the town centre and the natural boundaries of the site with the open space to the north and the boundary of the allocation to the south, east and west.

Overall conclusion on the relationship of the development to the development plan

- 7.7 This application proposes to deliver 47 apartments for elderly persons on a site allocated for mixed uses, including residential as set out in Policy EC1 of Daventry LPP2. In the context of the presumption in favour of sustainable development set out within the NPPF, it is considered that, on balance, the proposal (subject to conditions) would result in a sustainable development and any harm as set out in the sections below would be outweighed by the benefits of granting consent. Having regards to the matters set out above, officers are firmly of the opinion that the application accords with the development plan as a whole. Having considered the principle of development, in terms of the policy context, it is necessary to consider a number of specific elements, as set out below.

Highways and Access

- 7.8 Policy C1 of the JCS states that priority will be given to proposed transport schemes that will contribute towards behavioural change by, inter alia, providing access by walking, cycling and public transport, maximising the use of existing capacity within the transport infrastructure and managing the demand for car-based travel within urban areas. Policy C2 expects new development to achieve modal shift targets set out in the JCS by maximising travel choice from non-car modes.
- 7.9 The NPPF promotes sustainable development and states that there is to be a "presumption in favour of sustainable development" when making plans and decisions. In respect of considering development proposals, paragraph 108 states: "In assessing sites...specific applications for development, it should be ensured that: a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location; b) safe and suitable access to the site can be achieved for all users; and c) 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."
- 7.10 A Transport Statement has been submitted with the application. Various discussions have taken place over the course of the application between the LHA and the applicant. Access to the site is via an existing crossover on Belmont Road measuring 5m in width.
- 7.11 Northamptonshire's Parking Standards (2016) document provides a standard for C3 retirement development of 1 space per dwelling plus 0.5 visitor spaces per dwelling. For the 47unit scheme this would equate to 70.5 spaces.
- 7.12 The applicants have carried out research of comparable sites to calculate the average parking demand of site users. The research identified a far lower demand for car parking than the LHA's guidance. Average parking demand is shown to be 0.45 spaces per apartment for residents with a further 0.1 spaces per apartment by visitors, resulting in the overall average of 0.55 spaces per apartment.
- 7.13 For the proposed development, the applicants have calculated that 26 car parking spaces would be suitable to accommodate demand. This is based on sites that are typically in locations that are not as highly sustainable as the current application, where residents would be in short walking distance from local amenities in the High Street and nearby bus stop. As a result, the proposed provision of 25 spaces for the 47 apartments is considered to meet the demand by the future residents.
- 7.14 The applicants have referred to a number of schemes in their Transport Statement within Northamptonshire whereby data on parking demand at existing retirement schemes has been accepted to justify a reduction from the adopted standards, including Towcester town centre. It is also noted that there are a number of car parks within close proximity of the site which could accommodate parking.
- 7.15 In the LHA's initial response, an objection was made on grounds of the proposal failing to meet the minimum parking provision standards for the proposed use class. Whilst this remains the case, it is important to acknowledge precedents that have been set elsewhere within West Northamptonshire for very similar developments in recent years. Of particular relevance are S/2019/1723/MAF (Bickerstaffes Road, Towcester) and WNS/2021/0957/MAF (Halse Road, Brackley) both comparable in size and location in terms of access to local services and public transport. Both developments proposed parking ratios slightly less than that currently proposed for this development and the

LHA accepted a first principles approach to parking provision based on submitted evidence of similar sites.

- 7.16 The parking standards do allow for a relaxation of the minimum requirements in exceptional circumstances. The LHA agree that the location of the development in respect of public transport and the proximity to local services by foot weighs in favour of there being less reliance on car ownership and journeys. The LHA however note that the surrounding area is already heavily parking??? Needs to be reworded as does not make sense at certain times, roads subject to parking restrictions and there may be limited capacity in surrounding road and public car parks should a greater parking demand present itself when the site is fully occupied. For this reason, the LHA have recommended that a parking beat survey be undertaken to establish what capacity is available in the vicinity of the site in order to provide a robust assessment. The scope of this survey has been agreed with the LHA.
- 7.17 At the time of drafting this report, the parking beat survey is not available. An update will be provided at the Committee meeting.
- 7.18 Secure mobility scooter storage is provided within the building adjacent to the parking court.
- 7.19 Refuse collection will occur on-street in keeping with other properties along Warwick Street. The refuse store is located adjacent to the public highway.

Overall conclusion on the impact of the development upon highway safety

- 7.20 Subject to the parking beat survey being submitted and it not highlighting any issues with parking within the immediate surroundings, it is considered that access, traffic and transport impact of the proposed development is in accordance the requirements of Policies C1, C2, S1 and S10 of the West Northamptonshire Joint Core Strategy, Policy EC1 of the Daventry LPP2 and guidance contained within the NPPF and do not result in any significant harm upon highway safety.

Affordable housing/housing mix

- 7.21 Housing applications are considered in the context of the NPPF's presumption in favour of sustainable development. Within the NPPF there is a requirement to deliver a wide choice of homes and create sustainable, inclusive and mixed communities. Local Planning Authorities should plan for mixed housing recognising the needs of different groups in the community and identify a range of housing and tenure types. Where there is an identified need for affordable housing, the NPPF states this need can be met on site or off site if it can be robustly justified. The NPPF states that the supply of new houses can be achieved through planning for larger scale developments, including extensions to existing villages or towns.
- 7.22 Policy H1 of the JCS seeks to ensure that an appropriate mix of housing is provided which reflects the needs of existing and future households having regard to the evidence provided by the West Northamptonshire Strategic Housing Market Assessment (SHMA). It is noted that within the policy justification text that whilst the SHMA provides the starting point for the consideration of size and mix, it is also necessary to have regard to specific local circumstances and needs. Policy H1 advises that across 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.

- 7.23 Policy H2 sets out the proportions of affordable housing provision that will apply across the plan area. In respect of Daventry, policy H2 states that 25% affordable housing is required on sites of 5 or more dwellings. The proposals will provide a mix of housing tenures to meet the needs for older persons housing for the open market. As the proposal is not in accordance with Policy H2, the application is supported by a financial viability appraisal to demonstrate a policy compliant provision on-site would not be viable. The viability of the proposal is reviewed in a separate section of the report.
- 7.24 WNC Affordable Housing Officer and an independent viability assessor accept the findings of the viability appraisal. The appraisal was reviewed by an independent assessor and then a further assessment was undertaken to answer questions raised. The results of which confirm that the scheme is unable to secure any affordable housing provision.

Overall conclusion of acceptability of the affordable housing provision

- 7.38 Both WNC's Housing Strategy Officer and our Independent Viability Assessor accept the finding of the viability assessment and as such it is considered that the proposed development, whilst not wholly compliant with policies in the development plan in relation to affordable dwellings, would on balance be acceptable based on the viability of the scheme.

Design and impact on the character of the area and adjacent Conservation Area and Listed Buildings

- 7.25 Policy H1 of the WNJCS advises that housing development will be expected to have regard to (a) the location and setting of the site and (b) the existing character and density of the local area.
- 7.26 The requirement to consider the character of the locality is reiterated within Daventry's Local Plan policy ENV10 which seeks to ensure that new development is of a scale, type and design in keeping with the locality and enhances local distinctiveness.
- 7.27 Part iii. of Policy ENV10 seeks to ensure that 'the scale, density, massing, height, layout and access of the proposal combine to ensure development blends well within the site and with its surroundings.
- 7.28 Conservation Areas and Listed Buildings are designated heritage assets, and Paragraph 193 of the NPPF states that, 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.
- 7.29 Policy ENV7 (historic environment) requires any proposals affecting the historic environment to demonstrate any potential impact on the significance of heritage assets and their settings. High quality proposals that respond positively to their context by reinforcing local distinctiveness and proposals that make a positive contribution to the significance of designated heritage assets will be supported.
- 7.30 The application is supported by a Built Heritage Assessment (prepared by Cotswold Archaeology) due to the site's proximity to the Daventry town centre Conservation Area and Listed buildings within the town centre and the site being located within a significant view that looks down St James Street (NCC, 2017) from a heritage perspective.

- 7.31 The Design and Access Statement states “that the design has been taken from the surrounding vernacular, with the materials pallet and detailing selected to reflect the local architecture. Red brick and render have been chosen as the principal materials due to their prominence in the area, creating a cohesive and visually appealing aesthetic that is in keeping with the surrounding buildings. Additionally, the design incorporates local detailing, such as flat brick arches, splayed stone heads and keystone, Flemish bond brick banding and chimneys. These elements reinforce the local character, creating a building that is both visually appealing and respectful of its surroundings”.
- 7.32 The site is situated within the setting of several designated heritage assets, including several Listed Buildings and the Town Centre Conservation Area. Proposed development within the site has the potential to result in change within the setting of these assets. As such, the design, massing and scale of the building is critical to how the site responds to its surrounds.
- 7.33 Officers originally had concerns in relation to the overall scale of the building. WNC’s Conservation Officer whilst has no objection to the proposal, does still have concerns in relation to the scale and massing of the building. It is however considered that views of the site are relatively constrained by existing features, for example natural features such as landscaping and built features such as buildings. The massing of the building has been designed around ground levels and a number of design features have been used to minimise the impact of the building within the street scene.
- 7.34 To create visual interest and add depth to the façade, sections of increased depth have been incorporated, along with feature gables that create an interesting roofscape. These design elements help to create a perception of terracing within the linear built form, adding visual interest to the building. This is accentuated further by alternating sections of red brick and render.
- 7.35 A number of apartments are provided with a Juliet balcony or a walk-on balcony which also adds some articulation to the facades of the building.
- 7.36 The proposed development would re-instate roadside built form within the site, helping to restore a semblance of the enclosed street scale that was historically on the site up to mid-20th century and is of an appropriate scale in context. The proposed development is not considered to result in harm to any identified designated heritage assets through alterations to their setting and it is considered that the proposed development would enhance the significance of the Town Centre Conservation Area through the reinstatement of built form within a significant view.
- 7.37 WNC’s Archaeologist has confirmed that site was levelled and redeveloped for a group of industrial/commercial buildings in late 20th century. These were levelled after 2010 and the site has been derelict since. It is therefore not anticipated any sub-structure archaeological remains and there is therefore no requirement for archaeological evaluation or investigation.

Overall conclusion on the impact of the development upon the character of the area and adjacent Conservation and Listed Buildings

- 7.38 Paragraph 196 of the NPPF clearly states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'. It is considered that the harm to significance will be less than substantial in NPPF terms. It is considered there are no overriding heritage constraints to the proposals that have been identified. It is considered that the overall scale, massing and design of the building respects the character of the surrounding area and adjacent Conservation Area. As such, the proposals are therefore in accordance with Policy H1 of the WNJCS and Policy ENV10 of Daventry LPP2 and the overarching intentions of the NPPF

Impact on residential amenity

- 7.39 Policy ENV10 of the Daventry LPP2 requires development proposals to provide acceptable standard of amenity through their impact on existing occupiers and their internal layouts by ensuring that development proposal do not cause unacceptable harm through a loss of privacy, loss of light or by being overbearing.
- 7.40 With regards to impact on existing properties, the application site is boarded by residential properties along its south boundary to Warwick Street. These properties are set on the opposite side of Warwick Street and would meet the accepted front to front relationship between residential units.
- 7.41 To the west of the application site fronting Warwick Street are two storey dwellings. The closest one of which has a landing window in the gable facing the application site. There are consequently no issues of overlooking. To the rear of this corner property is a further retirement complex. The entrance (both pedestrian and vehicular) is from Belmont Road. This complex of buildings has been designed around the varying ground levels which fall from south to north and comprises a building ranging in height from 2 to 3 ½ storey.
- 7.42 The side elevation of this complex has 3 windows facing Belmont Road. There is a minimum of over 30m between these windows and the side elevation of the proposed development. Given the separation distance, it is considered that there would not be an unacceptable loss of light or harmful overlooking between properties.

Overall conclusion of impact on residential amenity

- 7.43 It is considered the proposed layout and design respects the amenity of existing dwellings and will provide a satisfactory standard of amenity for future residents. It is not considered that the development will have any adverse impact with regards to overlooking or loss of light to existing residents. As a result, it is considered the development is in accordance with Policy ENV10 of the Daventry LPP2.

Flood Risk

- 7.44 The NPPF at paragraph 163 advises that Local Planning Authorities should, when determining planning applications, ensure that flood risk is not increased elsewhere. Paragraph 165 advises that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

- 7.45 Policy BN7 of the WNJCS sets out general development principles and requires that development proposal includes adequate provisions for foul and surface water drainage, incorporating allowances for climate change.
- 7.46 Policy ENV11 of the Daventry LPP2 requires all development to assist in the management of flood risk, ensure flood risk is not increased elsewhere and provide flood risk reduction/betterment.
- 7.47 A Drainage SuDS Strategy has been undertaken and supports the application. The site is proposed to have 2 outfalls, one for surface water and one for foul water. The outfalls will drain to the existing Severn Trent Water (STW) sewers located in Waterloo Road to the east of the site. Each surface water network has been designed to accommodate surface water flows from 1 in 100 year storm + 40% allowance for climate change. A flow control device limiting the discharge rate has been provided at the outlet of the attenuation storage to optimise storage upstream of the network.
- 7.48 All hardstanding area including housing roofs will drain to the attenuation tank and discharged to the STW surface water sewer delivering a 96% betterment from the peak pre-development runoff from the site.
- 7.49 Following the submission of additional information, the Lead Local Flood Authority (LLFA) has advised that they are satisfied with the proposal. The LLFA have however requested a FRA to be submitted due to the size of the proposal. At the time of drafting the report, no comments have been received from the LLFA on the FRA. An update will be provided at committee.
- 7.50 The Environment Agency supports the proposal subject to conditions as the site poses a low risk to controlled waters.

Overall conclusion on flood risk

- 7.51 Subject to satisfying the issues raised by the LLFA, it is considered that the details are acceptable and in accordance with policy BN7 of the WNJCS, policy ENV11 of the Daventry LPP2 and the guidance contained within the NPPF.

Ecology

- 7.52 Policy BN2 of the JCS requires development to maintain and enhance existing designations and assets or deliver a net gain in biodiversity. It states that 'development that has the potential to harm sites of ecological importance will be subject to an ecological assessment and required to demonstrate; the methods used to conserve biodiversity in its design and construction and operation; how habitat conservation, enhancement and creation can be achieved through linking habitats; and how designated sites, protected species and priority habitats will be safeguarded'.
- 7.53 Policy ENV5 of the Daventry Local Plan Part support and enhance biodiversity and requires development to protect, maintain and enhance biodiversity and geodiversity. Specifically, policy part C. of Policy ENV5 states that 'proposal should seek to achieve a net gain for biodiversity, including the creation and management of new habitats, strengthening existing networks of habitats, avoiding the fragmentation of habitats and links and addressing the Northamptonshire Biodiversity Action Plan local priorities for habitats and species'.
- 7.54 The application is accompanied with a Preliminary Ecological Appraisal (PEA). The PEA sets out that the site has recently been cleared. Rubble, debris and litter were

present with soil underneath. Areas along the northern and eastern boundaries had some ephemeral growth encroaching since the vegetation clearance.

- 7.55 The Ecological Assessment concludes that a number of safeguarding measures need to be utilised to minimise adverse effects on biodiversity and ensure compliance with UK wildlife legislation, for example in relation to common amphibians, hedgehogs, nesting birds, terrestrial mammals and invasive plant species. It is therefore recommended that a Landscape and Ecology Management Plan (LEMP) be prepared and submitted to the LPA which sets out the detailed establishment and management of all on site compensation and enhancement measures. The LEMP should cover a period of 30 years from the date of commencement with provisions for long-term monitoring and contingency actions linked to the BNG objectives of the project. A condition is therefore proposed to secure a LEMP.
- 7.56 A Biodiversity Net Gain (BNG) assessment has been carried out which sets out that the development will deliver a biodiversity net loss of in relation to habitat units and river units but will deliver a net gain in relation to hedgerow units. This net gain exceeds the 10% net gain in hedgerow value. It should however be noted that the net gain in hedgerows cannot be used to counterbalance the net losses in habitats.
- 7.57 The BNG assessment concludes that the projected onsite habitat values given in the BNG assessment are based on the assumption that an appropriate management plan will be implemented to ensure that the habitats and hedgerows will be established and maintained to fulfil their intended biodiversity value. This will be secured by a LEMP condition as set out above.

Overall conclusion on ecology

- 7.58 At the time of drafting the report, no comments have been received from WNC's Ecology Officer. Whilst this is not ideal, given the history of this site and noting that the site has been cleared, it not considered that this is a reason to hold up the determination of this application. The Ecological Assessment concludes that a LEMP should be prepared setting out the detailed establishment and management of all on site compensation and enhancement measures. The LEMP should cover a period of 30 years from the date of commencement with provisions for long-term monitoring and contingency actions linked to the BNG objectives of the project. A condition is therefore proposed to secure a LEMP.
- 7.59 It is noted that the proposed development will not achieve a net gain in biodiversity in accordance with Policy ENV5 of the Daventry LPP2 however this needs to be weighed against the redevelopment of this brownfield site positioned in a sustainable location adjacent to Daventry town centre, providing a much needed supply of specialised housing. It should also be noted that the site forms part of a larger allocation for policy EC3 of the Daventry LPP2.

Other considerations

Noise

- 7.60 Policy S10 of the WNJCS and Policy ENV10 of the Daventry LPP2 requires new development to minimise pollution from noise and protects the amenity of new and existing dwellings.
- 7.61 The proposed design will use mechanical ventilation with heat recovery for all habitable

rooms. The mechanical ventilation system is ducted within the buildings and to individual apartments with their own air vent. It extracts stale air, warm air from the building and the system recycles the heat within that airflow and is used to warm up fresh clear air back into the building/apartments. It has the benefit of providing background heat to reduce the need for heating systems to be on whilst also purifying and cleaning the air. The windows and openings will be completely unaffected by this system.

WNC's Environmental Health Officer supports the proposal and has suggested a number of conditions which require assessments to be carried out prior to occupation of the development.

Air Quality

- 7.62 Policy BN9 of the WNJCS sets out the criteria for the control of pollution from new development including;
- Maintaining and improving air quality, particularly in poor quality areas, in accordance with the national air quality standards and best practice.
- 7.63 WNC Environmental Health Officer have sought clarification on the number of electric vehicle charging points and recommend a condition to secure cycle storage. A condition is proposed to address EV charging.

Land Contamination

- 7.64 Policy BN9 of the JCS requires that proposals for new development which are likely to cause pollutant for results in exposure to sources of pollution must demonstrate that they propose opportunities to minimise and where possible reduce pollution issues.
- 7.65 A Phase 1 desk study and provisional preliminary site conceptual model has been submitted and is accepted by WNC's Environmental Health Officer. Based on the findings of the Site Investigation, a number of conditions are recommended.

Renewable Energy

- 7.66 One of the core planning principles as outlined in the NPPF is for planning to support a transition to a low carbon future in a changing climate and through this is the encouragement of the use of renewable resources. The NPPF identifies the role planning plays in helping to shape places to secure reductions in greenhouse gas emissions, providing resilience to the impact of climate change and supporting the delivery of renewable and low carbon energy associated infrastructure.
- 7.67 Policy S10 of the JCS seeks to reduce the impact of climate change through reducing carbon emissions by the application of sustainable design principles. Policy S11 of the JCS seeks greater energy efficiencies in building construction and use and through the increased use of low carbon and renewable energy. The policy identifies key considerations in the assessment of development proposals for renewables, which include sensitively locating proposals to minimise the impact on people as well as the built, natural and heritage environment.
- 7.68 Policy ENV9 of the Daventry LPP2 requires developments, where appropriate and viable, to utilise the availability of any local energy networks or generate their own energy from low carbon technology.

- 7.69 An Energy Sustainability Statement has been submitted to support the application. Whilst the solar PV and listed water sanitaryware flows are the preferred specification at this present time, the strategy and required contribution may be subject to change as the design develops further. As such, a condition is proposed to address this.

8 FINANCIAL CONSIDERATIONS

- 8.1 Policy INF 1 and INF2 of the WNJCS and the Planning Obligations SPD sets out the requirements for development proposals to mitigate the impacts they have on a local area through providing planning obligations, where necessary and where developments exceed the provision of 15 units. Policy H2 of the WNJCS sets out that developments of 15 or more residential homes are required to provide a minimum of 25% on-site affordable housing.
- 8.2 The applicant has provided a financial viability appraisal which has been reviewed by an independent viability advisor on behalf of the Local Planning Authority. The review has confirmed that the scheme as presented would be unviable in relation to a policy compliant scheme. The advisor sets out that the scheme cannot provide any financial contributions.
- 8.3 Following further negotiations and assessment, officers accept the findings of the independent viability assessment and are of the view that the redevelopment of the site to provide residential accommodation, without any planning obligations, is acceptable in this case because of the findings of the viability review. Officers therefore consider that the proposed development would be acceptable, despite not being able to accord with Policies INF 1, INF 2 and H2 of the WNJCS.
- 8.4 The development is CIL liable.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 The proposed development represents an acceptable land use that would have an acceptable impact upon the character and appearance of the surrounding area, the highway network, drainage and flood risk, ecology and provide an acceptable housing proposal.
- 9.2 It is considered that the design, massing and scale of the development is acceptable and respects the character of the adjacent Conservation Area and Listed Building.
- 9.3 It is accepted that following the independent review of the viability assessment, the development is not capable of providing any financial contributions which mitigate the impacts of the development. In this case, as the assessment has been independently assessed, this position is accepted.
- 9.4 Whilst it is noted that the proposed development will not result in a net gain in biodiversity, it should be noted that the requirement for a 10% net gain is not mandatory for applications which have been submitted prior to legislation coming into force. It is also noted that the site is a brown field site within Daventry Town Centre and therefore located within a highly sustainable position. Conditions are proposed to ensure that mitigation for biodiversity enhancement is secured.
- 9.5 Officers consider that on balance, the proposed development would be acceptable.

10 RECOMMENDATION

GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director – Planning and Development to approve an amendment to conditions as deemed necessary and subject to:

- Confirmation from the LLFA that the submitted FRA is acceptable.

11 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:

Site Layout Plan – MI-2864-03-AC-001 Rev A
Elevation 1– MI-2864-03-AC-004 Rev A
Elevations 2 – MI-2864-03-AC-005 Rev A
Lower Ground Floor Plan– MI-2864-03-AC-007
Ground Floor Plan – MI-2864-03-AC-008 Rev A
First Floor Plan– MI-2864-03-AC-009 Rev A
Second Floor Plan– MI-2864-03-AC-010 Rev A
Roof Plan – MI-2864-03-AC-011
Planting Plan– MI-2864-03-LA-0002 Rev A
Drainage Strategy– MI-2864-03-DE-501 Rev P3
Levels Strategy– MI-2864-03-DE-601 Rev P1

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

Access and Parking

3. The parking spaces and turning areas shown on the approved plan(s) shall be constructed/laid out and surfaced in accordance with the approved drawings before the dwelling is first occupied and shall not thereafter be used for any purpose other than garaging/parking of private motor vehicles.

Reason: In the interests of residential amenity and the safety and convenience of users of the adjoining highway in accordance with Policies C1 and C2 of the West Northamptonshire Joint Core Strategy.

4. Prior to the occupation of the development hereby approved, details of the storage for cycles to be provided serving the apartments and staff shall be submitted and approved

by the Local Planning Authority. The cycle storage shall thereafter be implemented prior to the first occupation of the building.

Reason: To ensure the proposed development satisfactory provides sufficient cycle parking in accordance with Policies C1 and C2 of the West Northamptonshire Joint Core Strategy.

Materials

5. A schedule of materials and finishes to be used in the external walls and roof(s) of the buildings 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 ENV7 and ENV10 of the Daventry LPP2.

6. Details of boundary treatments shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The approved boundary treatment shall thereafter be implemented prior to the occupation of the building.

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 ENV7 and ENV10 of the Daventry LPP2.

7. Full details of the siting, appearance and colour of any electricity or gas supply meter housing to be located on the external elevations of the building 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 Policies ENV7 and ENV10 of the Daventry LPP2.

Construction Management Plan

8. Prior to the Commencement of development, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The Statement required to discharge the Construction Management Plan of this consent is expected to cover the following matters;
 - Demolition management plan
 - Demolition management plan
 - The parking and turning of vehicles of site operatives and visitors;
 - Loading and unloading of plant and materials;
 - Storage of plant and materials used in constructing the development;
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - Details of measures to prevent mud and other such materials migrating onto the highway from construction vehicles;
 - Wheel washing facilities;

- Measures to control the emission of dust and dirt during construction;
- A scheme for waste minimisation and recycling/disposing of waste resulting from the construction works;
- Design of construction access;
- Hours of construction;
- Measures to control overspill of light from security lighting;

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

Reason: In the interests of highway safety and in the interests of residential amenity in accordance with Policy H01 of the Daventry LPP2 and (2) To protect and prevent the pollution of controlled waters in accordance with Policy ENV11 of the Daventry LPP2.

Landscaping

9. Notwithstanding drawing MI 2864 03 LA 0001A, 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,
 - (c) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps.

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. The approved scheme shall be implemented by the end of the first planting season following occupation of the development.

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 Q1 and ENV6 of the Northampton LPP2 and Government guidance contained within the National Planning Policy Framework.

10. 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(s) [or on the completion of the development, whichever is the sooner,] [or in accordance with any other program of landscaping works previously approved in writing by the Local Planning Authority] 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 ENV4 of the Daventry LPP2 and Government guidance contained within the National Planning Policy Framework.

Renewable Energy

11. Notwithstanding the submitted Energy Sustainability Statement, no construction of development above damp-proof course level shall take place until a Renewable Energy report is submitted to and agreed by the Local Planning Authority. This report should include details and drawings demonstrating how 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The report shall identify how renewable energy, passive energy and efficiency measures will be generated and utilised for each of the proposed buildings to meet collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of each building and thereafter retained.

Reason: To ensure that the development is sustainable and complies with policies S11, S10, BN9 and C2 of the West Northamptonshire Joint Core Strategy.

External Illumination

12. There shall be no external illumination on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the level of illumination, angling and cowling of the light sources, an assessment of the impact of the lighting on the vertical facades of sensitive properties and the measures necessary to reduce the impact in accordance with The Institution of Lighting Professionals Guidance Note GN01/21 The Reduction of Obtrusive Light. Any lighting shall thereafter be operated and maintained in accordance with the approved details 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.

Noise

13. Prior to the occupation of 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.

14. Prior to use 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 (+A1:2019). 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.

Occupancy

15. The development hereby approved shall be occupied only by person(s) over the age of 60 (with or without a partner over 55 years of age).

Reason: To ensure adequate parking is provision on site in accordance with SPG Northamptonshire Parking Standards (adopted 2016)

Drainage

16. The development hereby approved shall be carried out in accordance with the approved Drainage Strategy MI-2864-03-DE-501 P1 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN9 of the WNCJS and Policy ENV11 Daventry LPP2 by ensuring the satisfactory means of surface water attenuation and discharge from the site.

Contaminated Land

17. 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

Refuse

18. Prior to the first occupation of the development hereby approved, refuse storage and collection facilities shall be made available for use. The refuse storage area shall be in a separate room not connected to any habitable area. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with 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.

Landscape and Ecology Management Plan

19. A landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The content of the LEMP 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 organisation responsible for implementation of the plan
 - h) Ongoing monitoring and remedial measures

Reason: In the interest of securing biodiversity in accordance with Policy ENV5 of the Daventry LPP2.

Electric vehicle charging points

20. Prior to the first occupation of the development hereby approved, a scheme for the provision of the necessary infrastructure to enable the provision of points for the charging of electric vehicles has been submitted to and approved in writing by the Local Planning Authority. These facilities shall be installed and retained at all times thereafter, unless otherwise agreed in writing with 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.

Water efficiency

21. The approved scheme shall be designed in accordance with water efficiency measures to comply with a limit of 110 litres per person per day. The development

shall be implemented in accordance with the details approved in writing by the Local Planning Authority pursuant to that application.

Reason: In order to ensure water resource availability for the West Northamptonshire area in accordance with Policy H08 of the Daventry District Local Plan 2020 (Part 2), Policy S11 of the West Northamptonshire Joint Core Strategy and Daventry District Council's Housing Supplementary Planning Document 2017

