



Planning Committee Report

Application Number: WNN/2023/0685

Location: Ecton Brook House Care Home
Ecton Brook Road
Northampton
Northamptonshire
NN3 5EN

Development: Demolition of existing Care Home building and construction of 18no new Dwellings (comprising 2, 3 and 4 bed) and associated car parking and landscaping

Applicant: Northampton Partnership Homes

Agent: APC Planning

Case Officer: Jonathan Moore

Ward: Billing and Rectory Farm Unitary Ward

Reason for Referral: Major application

Committee Date: 7th February 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.

Proposal

Full planning permission is sought for the demolition of existing care home building and construction of 18no new Dwellings (comprising 2, 3 and 4 bed) and associated car parking and landscaping. The mix of housing is as follows:

2 bedroom- 10 units
3 bedroom- 6 units
4 bedroom- 2 units

The proposal comprises two storey terraced dwellings with solar panels in their roof slopes. The proposed dwellings would be built in brick and render to the walls with slate roofs. The application also proposes cycle and bin stores associated with the development. There would be a total number of 37 off road parking spaces provided. A number of trees in the site boundary are marked for removal and some for retention.

Consultations

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

- Housing Strategy
- Highways
- Environmental Health
- Ecology
- Trees
- Lead Local Flood Authority (LLFA)
- Anglian Water
- Environment Agency
- Northamptonshire Police
- Developer Contributions
- Construction Futures

No neighbour comments have been received to the proposal.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan (Part 2) and Joint Core Strategy for West Northamptonshire and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Housing Mix
- Impact on appearance and character of area
- Amenity of future occupiers
- Neighbour effects
- Parking and Highways
- Security
- Drainage and Flood Risk
- Trees
- Landscaping
- Ecology
- Financial 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 is a vacant brick built care home that has been empty for over 6 years. The care home provided assisted living for up to 46 elderly residents and had been in operation since the 1970s to 2016.
- 1.2 It is located in the centre of an established residential area in the outskirts of Northampton and is close to a number of local commercial uses including doctor surgery, pharmacy, post office, public house, community centre, school and convenience shop.
- 1.3 The surrounding residential properties include flats /dwellings. There is an existing large car park adjacent accessed off Ecton Brook Road that serves the local amenities. The site is a low risk flood zone as defined by the Environment Agency Flood Maps. The site is not in a conservation area or close to any listed buildings. The site measures approximately 0.4 hectares in area.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Full planning permission is sought for the demolition of existing care home building and construction of 18no new affordable dwellings (comprising 2, 3 and 4 bed) and associated car parking and landscaping. The mix of housing is 10 2 beds, 6 4 beds and 2 4 bed dwellings.
- 2.2 The proposal includes mainly two storey terraced dwellings with solar panels in their roof slopes. The car park would be sited to the east and south east of the main layout accessed off Ecton Brook Road and provide a total of 37 parking spaces. Bin and cycle stores would also be provided in the curtilage of the sites. A number of trees are marked for removal with other indicated as retained within the site boundary line.
- 2.3 The application has been accompanied with the following reports:
 - Geo-environmental and technical Investigation reports
 - Outdoor Lighting Report
 - Flood Risk Assessment
 - Noise Assessment
 - Transport Statement
 - Arboricultural Impact Report
 - Ecological Report

3 RELEVANT PLANNING HISTORY

- 3.1 There is no planning history directly relevant to the proposal

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.

Development Plan

West Northamptonshire Joint Core Strategy (Local Plan Part 1)

Policy H1 – Housing Design, Density and Mix
Policy H2 – Affordable housing
Policy H4 – Sustainable Housing
Policy H5 – Managing housing stock
Policy S1 – Distribution of development
Policy S3 – Scale and Distribution of housing development
Policy S10 – Sustainable Development Principles
Policy S7 – Provision of jobs
Policy BN2 – Biodiversity
Policy BN3 – Woodland enhancement and creation
Policy BN7 – Flood Risk
Policy BN9 – Planning and Pollution Control
Policy C2 – New developments
Policy N1 – Regeneration of Northampton

Northampton Local Plan Part 2 – adopted March 2023

Policy SD1 – Presumption in favour of sustainable development
Policy Q1 – Place making and design
Policy Q2 – Amenity and Layout
Policy Q3 – Sustainable Design
Policy Q5 – Flood risk and water management
Policy RS2 – Regeneration in town centre
Policy H01 – Residential and other residential led allocation
Policy H02 – Type and mix of housing
Policy IFS 1 – Infrastructure provision
Policy M01 – Sustainable Travel
Policy M02 – Highway safety/ network
Policy M04 – Parking standards
Policy ENV4 – Nature Conservation

Material Considerations

National Planning Policy Framework (NPPF) (2023)

- Paragraph 96 Safe communities
- Paragraph 108 Sustainable travel
- Paragraph 114 Safe access for all
- Paragraph 123 Effective use of land
- Paragraph 135 Amenity and design
- Paragraph 136 Trees
- Paragraph 159 Climate change/ flooding

Northampton Parking Standards Supplementary Planning Document

Northamptonshire Parking Standards

Planning Out Crime SPG

SPD Planning Obligations

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	Comment
Housing Strategy	<p>No objection to house types and mix.</p> <p>The NPPF states that affordable housing should be sought from developments of 10 or more dwellings. Within the Northampton Related Development Area policy H2 of the West Northamptonshire Joint Core Strategy (JCS) requires 35% of new dwellings to be affordable. The application form indicates that all 18 dwellings are proposed at social, affordable or intermediate Rent and would meet this policy requirement. Northampton's Interim Affordable Housing Statement (IAHS) explained that the Council will seek to provide the following tenure split; 70% social rented provision and 30% other affordable routes to home ownership. In accordance with the NPPF, at least 10% of the total number of homes should be available for low-cost home ownership.</p> <p>Proposals for 10 or more dwellings should demonstrate how the mix of tenure type and size of housing proposed on sites will reflect the Council's latest evidence of housing need and market demand. The application form submitted with this proposal indicates that all the properties are intended as rented accommodation. As the proposal does not contain any low-cost home ownership provision, the intended scheme is not policy compliant.</p> <p>The applicant has provided an explanation as to why it is not appropriate to provide these in this instance. The mix has been considered and while noted that it is not policy compliant have considered the applicant's reasoned justification and are not raising concerns in this instance.</p>
Highways	No objection subject to condition that development is laid out in accordance with approved layout plan, comment on section 278 works.
Environmental Health	No objection, noise report to be implemented in accordance with recommendations set down in the assessment, consideration to be given to securing CEMP condition and contamination condition.
Ecology	No comments received, see appraisal below.
Lead Local Flood Authority	No objection – advise that the information provides is satisfactory to demonstrate that the proposed surface water drainage scheme may adequately manage flood risk in accordance with Policy BN7 of the JCS and recommend 3

	planning conditions are secured on the grant of permission.
Anglian Water	No objection to amended details Sewers under the site may need diverted under Section 185 of the Water Industry Act that should be brought to the developer's attention.
Environment Agency	No comments received.
Police	No issues, pleased to note that most of earlier comments have been included in revised plans.
Development Management	Contribution required for Early Year education, secondary education and Libraries.
Construction Futures	No comments to make.
Arboriculture Officer	No comments received, see appraisal below.
White Land Strategies	The proposal is for residential development with very high build costs. As a result, the scheme would be unviable unless the applicant can demonstrate that the build costs are more realistic, as it stands a legal agreement is necessary to make the scheme acceptable.

6 RESPONSE TO PUBLICITY

6.1 There have been no neighbour comments received to the application.

7 APPRAISAL

Principle of residential development

7.1 The proposed development would create 18 no. units of affordable residential accommodation within a sustainable location /established residential area in the suburbs of Northampton on previously developed land. The authority is currently unable to demonstrate a five-year housing land supply. The development proposal would make a contribution to addressing this continuing need, which is considered to be of benefit. For these reasons, the proposal is considered acceptable in principle providing much needed affordable housing on a prominent site.

Housing Mix

7.2 The proposed development is comprised of a mix of two, three and four bed dwellings. The properties which surround the site predominantly comprise mainly attached/terraced housing and residential flats.

7.3 The NPPF states that affordable housing should be sought from developments of 10 or more dwellings. Within the Northampton Related Development Area Policy H2 of the West Northamptonshire Joint Core Strategy (JCS) requires 35% of new dwellings to be affordable. The application form indicates that all 18 dwellings are proposed at social, affordable or intermediate Rent and would meet this policy requirement.

Northampton's Interim Affordable Housing Statement (IAHS) explains that the Council will seek to provide the following tenure split; 70% social rented provision and 30% other affordable routes to home ownership. In accordance with the NPPF, at least 10% of the total number of homes should be available for low-cost home ownership

- 7.4 Proposals for 10 or more dwellings should demonstrate how the mix of tenure type and size of housing proposed on sites will reflect the Council's latest evidence of housing need and market demand. The application submitted indicates that all the properties are intended as rented accommodation. As the proposal does not contain any low-cost home ownership provision, the intended scheme is not policy compliant. The applicant has provided an explanation as to why it is not appropriate to provide these in this instance. The mix has been considered by Housing Strategy and compliant have considered the applicant's reasoned justification and are not raising concerns in this instance. The properties would be Council housing.

Impact on the appearance and character of the area

- 7.5 Any development must be designed to a high standard to accord with the aims of Paragraph 135 of the NPPF, Policy S10 of the JCS and Q1 of the Northampton Local Plan Part 2. The NPPF cites that Planning decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- 7.6 Being quite prominently sited in the centre of a residential setting with a large number of surrounding properties in close proximity the design must be to a high standard. In this instance, the proposed development which would be 2 storeys would be of comparable height and scale to many of the surrounding residences, the proposed materials are considered acceptable which can be conditioned on any grant of planning permission to ensure an acceptable external appearance of built form to accord with Policy S10 of the JCS and Q1 of Local Plan Part 2. The existing building is in a reasonably run down state and therefore there are no objections to its demolition on visual grounds as the proposal would serve to create an improvement. In terms of the actual urban design, the proposed layout is considered acceptable.

Amenity of future occupiers

- 7.7 The NPPF advises that good design is a key aspect of sustainable development and the need to ensure that new development provides a high standard of amenity for existing and future users. These aims are reiterated in Policy H1, criterion f) of the West Northamptonshire Joint Core Strategy which states that, amongst other considerations, housing development will be expected to have regard to the living conditions provided for future residents.
- 7.8 Each dwelling should provide adequate space, natural light and outlook for future occupants, such that it would provide an appropriate level of amenity for proposed occupiers.

- 7.9 Turning to space standards, the minimum recommended space for a 1-bedroom dwelling for 1 person is 37 square metres and a 2-bedroom dwelling for up to 3 people is 61 square metres in the NDSS. The government has published the National Design Guide, which states in Paragraph 126 that 'well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes...'. It also states that Local Plans may adopt the Nationally Described Space Standards in order to ensure occupants of proposed dwellings have suitable levels of internal space. It is acknowledged that the Council has not adopted the NDSS however, though they can however be used as a useful guide to help assess levels of residential amenity.
- 7.10 The proposed units are considered to be an appropriate size conducive to good levels of amenity. The location of bin storage and private back gardens is indicated on the plans is considered acceptable and refuse can be secured by condition. Environmental Health have no objections in relation to adjacent commercial uses and conditions can be attached in terms of noise being carried out in line with the submitted assessment, CEMP and bin stores. Boundary treatment is to be secured by condition in the interests of privacy and security prior to occupation.

Neighbour amenity

- 7.11 Policy H1 of the JCS seeks to protect privacy, light and outlook of nearby occupiers and this is also reflected in Policy Q2 of the Local Plan. The site is surrounded on most sides by residential properties providing an existing mix of two and three storey dwellings and flats. The eastern side is bound by commercial uses in the form of some retail units.
- 7.12 Sufficient separation would exist between proposed and existing properties and also proposed back to back distances are acceptable in meeting Council Residential Design Standards. Even though Northampton does not have standards in the form of a New Build Residential Design Guide, guidance can be taken from the Residential Extensions and Alterations Design Guide 2011 as a tool in assessing privacy and neighbour amenity. This view has been adopted by recent appeal decisions for residential development in the town.
- 7.13 Due to relationships involved it is considered there would be reasonably limited impact upon light, privacy, outlook and overbearing between units and between proposed and existing buildings. There have been no neighbour objections to the application. For this reason a refusal is not justified on neighbour amenity grounds. The proposal complies with the NPPF and Policy H1 of the JCS.

Parking and Highways

- 7.14 Owing to the sustainable location of the development, it is considered that the proposal would not result in any harm to the traffic system and no objections have been received from the Highway Authority in this regard. Whilst parking provision is proposed, the site is located within a sustainable location, surrounded by local facilities and other public transport options within walking distance namely bus stops. Furthermore, the proposal would offer onsite cycle storage provision for resident's use which offers a further, sustainable transport option which is supported. Such provision can be secured by planning condition. On this basis, it is considered that the proposal is acceptable addition in this regard. The condition required by Highways would be dealt with through the section 278 submission.

Security and Crime Prevention

- 7.15 Northamptonshire Police raise no objection to the amended layout in security terms, a condition for boundary treatment and lighting to be secured on any grant of permission. The proposal is therefore considered to comply with the Planning out Crime SPG and Policy S10 of the Joint Core Strategy given that there would be adequate natural surveillance from the proposed dwellings.

Drainage and Flood Risk

- 7.16 Although the site is in a low-risk flood zone it is a major development proposal, were officers would expect an appropriate standard of drainage strategy to be submitted. Anglian Water raise no objection. In terms of the Lead Local Flood Authority, they also raise no objection and comment that the proposal accords with Policy BN7 of the JCS subject to drainage conditions being secured on any permission.

Trees and Landscaping

- 7.17 The applicant has submitted a Tree Report with their application that earmarks trees for retention and removal. None of the trees on site or close by are protected or are worthy of tree preservation orders. New tree planting would ensure that the development assimilates with the surroundings. This accords with Policy BN3 of the JCS and aims of the NPPF.

Ecology and Biodiversity

- 7.18 The applicant has submitted an Ecology/ Bat Report with their application. The contents have received assessment and it is considered that the conclusions are reasonable. The report concludes that a recommendation be that bat and bird boxes be included in the development which can be agreed by condition in line with Policy BN2 of the JCS. The applicant has provided some details of such boxes however further details are required in terms of precise siting and design.

Other issues

- 7.19 Environmental Health recommend a condition for contamination and this would be secured on any grant of planning permission in line with Policies S10 and BN9 of the JCS.

8 FINANCIAL CONSIDERATIONS

- 8.1 CIL is payable normally on a development of this size however as the proposal is for affordable housing the development is exempt from such payment.
- 8.2 Regarding viability, the applicant has submitted a report for consideration by the Council's External surveyor. The proposal would result in excessively high build costs and therefore would not be viable.

9 PLANNING BALANCE AND CONCLUSION

Given that the proposal is on a brownfield site in a residential location and would contribute to 5 Year Land Supply, the principle of development is considered acceptable in land use and policy planning terms. In addition, the site is sustainable in location and due to the proposed design, layout, siting and access and parking the

proposal complies to local and national policy and is recommended for approval with the conditions as below:

Time Limit

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

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

Approved plans

2. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are: N474/001, 002A1 011, 003, 004, 005, 006, 012B, 013, 7001-BCL/XX/XX/DR/C/0075/P2, 0050/P2, 0040/P2, 0010/P2, SHC/001, 7001/2

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

CEMP

3. Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction. The CEMP shall include:
 - a. Dates, days and times of construction process commencing and ending
 - b. Types of construction traffic using the site
 - c. Methods of securing the site during construction
 - d. Wheel cleaning facilities to be provided
 - e. Detailed health and safety procedures during construction
 - f. Contact details of the contractor and builders
 - g. Details of any temporary access arrangements
 - h. Details of site supervision
 - i. Evidence that the applicant has written to neighbouring uses informing them of the above
 - i. measures to control noise from activities and machinery
 - ii. the parking and turning of vehicles of site operatives and visitors;
 - iii. loading and unloading of plant and materials;
 - iv. storage of plant and materials used in constructing the development;
 - v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - vi. details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
 - vii. measures to control the emission of dust and dirt during construction;
 - viii. a scheme for waste minimisation and recycling/disposing of waste resulting from the construction works.
 - ix. measures to control overspill of light from security lighting.

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

Contamination

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

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

Drainage conditions

5. No development shall commence on this site until such a time as the developer has provided further justification and explanation as to how and where SuDS will be used on this site. The following should be clarified:
- Justification as to why the only option used is an underground attenuation tank when other options of SuDS are considered suitable within Appendix H within 7001 Bcal Xx Zz Rp C 0001 Rev B Flood Risk Assessment, such as porous paving and where these are accommodated within the Proposed Site Layout within Appendix C of 7001 Bcal Xx Zz Rp C 0001 Rev B Flood Risk Assessment.

All subsequent discharge of conditions applications shall be accompanied by an updated Flood Risk Assessment, which includes a statement of compliance with the approved Flood Risk Assessment (7001 Bcal Xx Zz Rp C 0001 Rev B Flood Risk Assessment, BCAL Consulting, 23rd March 2023/7th June 2023, Rev. 2) The updated strategy shall include full drainage details, including justification of the use of SuDS.

Reason: In order to ensure that the drainage scheme is implemented in accordance with the approved details, and to prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site, in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy.

Drainage

6. No above ground development shall commence until a whole-life maintenance plan, that has a detailed scheme for the ownership and whole life maintenance for every element of the surface water drainage system proposed, is submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The whole life maintenance plan shall be carried out in full thereafter. The maintenance plan shall include the following information:
- Details of the organisation or body responsible for adopting and maintaining individual aspects of the drainage system.

- The maintenance and adoption proposal for every element of the surface water drainage system proposed on the site for the lifetime of the development.
- A maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used, including details of expected design life of all assets with a schedule of when replacement assets may be required.
- Cross sections of the hydro-brakes to be implemented in the surface water drainage system.

Reason: To ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy.

7. No occupation shall take place until the Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment & Sustainable Drainage Strategy (7001 Bcal Xx Zz Rp C 0001 Rev B Flood Risk Assessment) has been prepared by a suitably qualified drainage engineer and approved in writing by the Local Planning Authority. The report shall include:
- i) An agreement between the receiving authorities (Anglian Water) and the developer, serving under Section 106 of the Water Industry Act 1991.

Reason: In the interests of flood risk to accord with Policy BN7 of the West Northamptonshire Joint Core Strategy.

Materials

8. The materials shall be implemented as per the approved drawings unless otherwise varied by the LPA during the construction process.

Reason: In the interests of visual amenity to comply with Policy Q1 of the Northampton Local Plan Part 2

Noise

9. The development shall be fully implemented in accordance with the Noise assessment by Noise Air dated 24 July 2023 and shall be retained as such throughout the lifetime of the development.

Reason: To ensure the creation of a satisfactory environment free from intrusive levels of noise, avoid conflicts with existing business that may generate some noise, and to comply with advice in the National Planning Policy Framework, Planning Practice Guidance on Noise, and Policies BN9 and S10 of the West Northamptonshire Joint Core Strategy 2014.

Trees

10. Tree protection and arboricultural measures shall be implemented in full accordance with the approved Tree Assessment by MacIntyre Trees.

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policies Q1 of the Northampton Local Plan Part 2 and Government guidance contained within the National Planning Policy Framework.

Solar panels

11. Prior to the occupation of each individual dwelling, the dwelling shall be provided with solar PV in accordance with a scheme which shall firstly be submitted to and approved in writing by the Local Planning Authority.

Reason: To support the delivery of renewable and low carbon energy in accordance with Government guidance contained within the National Planning Policy Framework.

Security

12. Notwithstanding the submitted details and prior to first occupation, further details and confirmation of external lighting and precise design of all boundary treatments shall be submitted to and approved in writing and implemented in accordance with the agreed details and retained thereafter.

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

Bin storage

13. Refuse storage shall be implemented in accordance with the approved plans prior to first occupation and retained as such throughout the lifetime of the development.

Reason: In the interests of residential amenity to comply with Policy H1 of the West Northamptonshire Joint Core Strategy.

Cycles

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

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

PD Rights

15. Notwithstanding the provisions of Classes [A-D (inc)] of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no [further] enlargement or alteration to any dwelling house shall be undertaken at any time without the prior planning permission of the Local Planning Authority.

Reason: Taking into account the density of the site it is considered to be in the public interest to ensure the merits of future proposals can be assessed

EV charging

16. Prior to first occupation, full details on a revised plan showing the local and design of electric vehicle charging points shall be submitted for approval in writing and implemented in accordance with the agreed details and retained thereafter.

Reason: In the interests of sustainable development to accord with Policy S10 of the West Northamptonshire Joint Core Strategy.

Bat and Bird Boxes

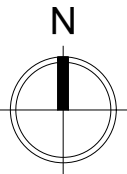
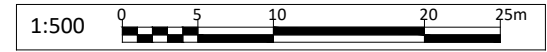
17. Notwithstanding the submitted plan and prior to first occupation, details of location and specification of bird and bat boxes shall be submitted for approval in writing in accordance with the recommendations laid out in the submitted Bat survey report prepared by Elite Ecology dated September 2023 and shall be retained throughout the lifetime of the development

Reason: To ensure sound ecological practice to accord with Policy BN2 of the West Northamptonshire Joint Core Strategy.

Parking

18. The parking spaces indicated on the approved site plan shall be laid out prior to first occupation and retained throughout the lifetime of the approved development.

Reason: In the interests of highway safety to accord with the aims of the NPPF.



PLANNING

CLIENT
NORTHAMPTON PARTNERSHIP HOMES (NPH)

DRAWING TITLE
LOCATION PLAN

DETAIL
Land off Ecton Brook Rd
Northampton
NN3 5EN

Burlington House
Wellingborough Road,
Northampton NN1 4EU
Tel: 01604 619927
Fax: 01604 230746

DATE
04/04/23

DRAWN BY
DJ

SCALE
1:500 @ A3

DRAWING NO.
N474-001

CHECKED BY

REVISION

BELLROPES
SQUARE

Community
Centre

The
Ecton Brook
(PH)

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LB

Ecton Brook House

EI S

Medical

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