

<u>Application Number:</u>	WNS/2021/0957/MAF
Location:	68 Halse Road, Brackley, NN13 6EJ
Proposal:	Redevelopment for retirement living accommodation for older people (sixty years of age and/or partner over fifty five years of age) comprising 52 retirement apartments including communal facilities, access, car parking and landscaping.
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Applicant:	Churchill Retirement Living and NHS Property Services Limited
Agent:	Planning Issues Ltd – Mrs Rosie Roome
Case Officer:	Samuel Dix
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Ward:	Brackley
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Reason for Referral:	Major Development
Committee Date:	9 th December 2021
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EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AND SUBJECT TO A S106 LEGAL AGREEMENT

Proposal

The proposed development comprises the demolition of the former Brackley Health Centre and the redevelopment of the site for a retirement-living scheme. In total 52 apartments are proposed (39 one-bed units, 12 two-bed, and 1 three-bed), which are to be restricted in occupation to those aged over 60 years of age (or partners over 55).

The apartments are self-contained dwellings but will be supplemented by various communal facilities including outdoor amenity areas, a lounge, coffee bar, and parking. The building itself will be an L-shaped structure with various bays and elements intended to replicate a series of townhouses. It will range in height from two-storeys to two-and-a-half storeys.

Consultations

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

- None.

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

- Building Control;
- Brackley Town Council;
- Local Highway Authority.
- Council ecologist.

The following consultees have **commented** on the application:

- Environment Agency;

- Northants Police;
- Planning Policy;
- West Northants Key Services;
- Anglian Water;
- Strategic Housing.

A letter of objection has been received from 1 household with two further households writing in support/commenting on the application.

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;
- Residential amenity;
- Design;
- Drainage;
- Ecology;
- Impact on local infrastructure.

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

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

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

- 1.1 The application site comprises a square parcel of land approximately 0.4Ha in size located to west of Halse Road in Brackley. Until last year the site accommodated Brackley's main Health Centre, which has since moved to a new facility on Wellington Road, near Sainsbury's. The former Health Centre building remains on the site and is a single-storey flat-roofed structure of no architectural merit, built in the 1970s. The building is vacant and starting to show signs of disrepair and vandalism although it is secured pending the disposal of the site by the NHS. The building is set within grassed areas to its side and rear with a large car park to the front, which is accessed via a short spur from Halse Road itself.
- 1.2 The site is surrounded in all directions by either residential development or school playing fields (to the west and south). It sits slightly elevated above Halse Road with its current boundaries being a mix of close-boarded and mesh fencing along with hedgerows and trees beyond which is palisade fencing demarcating the school playing field's boundaries. A right of way (footpath) runs directly adjacent to the northern boundary of the site, which is well-used by virtue of being a direct pedestrian link between the town centre and residential areas on Daniaud Court, Martial Daire Boulevard, Pavillons Way and beyond.

2. CONSTRAINTS

- 2.1. The application site is within the town confines of Brackley. There are no other constraints other than the aforementioned footpath to the immediate north of the site.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. The proposed development is the demolition of the existing building and the redevelopment of the site for 52no. retirement-living apartments. These are effectively self-contained dwellings but will be restricted to occupiers aged over 60 or their partners where aged over 55. The apartments are complemented by a range of communal facilities that are managed holistically with the overall result being a retirement community product that caters for those who may otherwise be living alone in accommodation that is too difficult to manage in later life. The proposed development is nevertheless expressly not a care institution and as such falls within the C3 use class, rather than C2.
- 3.2. A total of 39 single-bed units are proposed alongside 12 two-bed units and 1 three-bed unit. The applicant has advised that despite the age restriction of 60 and over, the average age of a purchaser is 78 years old and the average age of all occupiers is late 80s. Roughly 70% of units are single occupancy, typically by those who have been widowed, which is reflected in the mix of dwellings proposed on this site.
- 3.3. The communal facilities provided within the building alongside the apartments include an owners' lounge, coffee bar, and a landscaped garden area. Further facilities include an office for a manager, a reception area, communal lifts and stairs, refuse areas, and a guest suite. A total of 25no. parking spaces are proposed (including 2no. disabled spaces) to the front of the building with separate storage for mobility scooters. To the front, sides and rear of the building there will be a total of approximately 1,500 square metres of communal garden amenity areas.
- 3.4. The building itself is L-shaped in form with various bays/elements that are intended to replicate a terrace of townhouses or similar with a variation in depth and height. During the course of the application the elevational treatment has been amended to incorporate local limestone on two of the principal elements with the remainder generally finished in the same red brick that has been used on similar developments in Towcester. The rear of the building and one element to the side will be finished in a white/cream render. The height of the development varies from two-storeys on its end-most elements through to two-and-a-half storeys in its centre, i.e. with dormer windows facilitating additional units in the roofspace of the building. Detailing has been secured that is consistent with the District Design Guide in terms of simple mortar-pointed eaves and verges, chimneys, and rise-and-fall guttering.
- 3.5. As mentioned above, Members may be familiar with similar developments in Towcester at the junction with Bickerstaffes Road/Water Lane, with a development currently under construction there. For reference, this application in Brackley is for the same type of development and by the same applicant. This information is given for context and familiarisation purposes only; the application should be determined on its own merits.

4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
S/1974/0823/P	Single Storey Health Centre	Granted 31/01/75

- 4.2. Pre-application discussions were also held with the applicant earlier this year (ref: P/WNS/2021/0098/PRS), during which the principle of development was confirmed to be acceptable, subject to a detailed design.

5. RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

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

Development Plan

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

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

- 5.3. The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S3 – Scale and Distribution of Housing Development
- S10 – Sustainable Development Principles
- RC2 – Community Needs
- H1 – Housing Density and Mix and Type of Dwellings
- H2 – Affordable Housing
- H4 – Sustainable Housing
- INF2 – Contributions to Infrastructure Requirements
- B1 – Spatial Strategy for Brackley

South Northamptonshire Local Plan (Part 2) (LPP2)

- 5.4. The relevant policies of the LPP2 are:

- SS1 – The Settlement Hierarchy
- SS2 – General Development and Design Principles
- LH1 – Residential Development Inside and Outside Settlement Confines
- LH6 – Specialist Housing and Accommodation Needs
- LH8 – Affordable Housing
- LH10 – Housing Mix and Type
- SDP2 – Health Facilities and Wellbeing
- INF1 – Infrastructure Delivery and Funding
- INF2 – Community Facilities

- GS1 – Open Space, Sport and Recreation
- NE5 – Biodiversity and Geodiversity

Material Considerations

5.5. Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Supplementary Planning Guidance including the District Design Guide.

6. RESPONSE TO CONSULTATION

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

Consultee Name	Position	Comment
Building Control	No objection	No objection
Brackley Town Council	No objection	No objection subject to emergency vehicle access being confirmed
Local Highway Authority	No objection	No objection following receipt of additional information regarding access and accident data.
Environment Agency	Comment	Request condition regarding foul drainage
Northants Police	Comment	Advice regarding security arrangements for proposed development.
Planning Policy	Comment	Development is acceptable in principle subject to details to be resolved through development management process.
West Northants Key Services	Comment	Request infrastructure contributions
Anglian Water	Comment	Comment that development is likely to affect Anglian Water assets. Conditions required to ensure adequate impact on these.
Strategic Housing	Comment	<ul style="list-style-type: none"> • Support the principle of providing older person's accommodation on the site. • The proposal does not include any affordable housing and a viability appraisal has been submitted to justify this position. I have sought clarification on a number of costs included in the appraisal from the applicant and will provide further comment in due course. Whilst discussions are ongoing, I cannot confirm if the Council agrees with the applicant's viability appraisal.

		<ul style="list-style-type: none"> • An updated accommodation schedule is required to identify which units are to be built to accessibility standard M4(2) and to compare the unit sizes with the Nationally Described Space Standards. • Further detail on the measures to be included in response to the effects of climate change and to mitigate the impacts of the development on climate change are required. In particular, consideration must be given to the risks of overheating.
Ecology	No objection	No objection subject to compliance with biodiversity measures outlined in submitted ecology report and safeguarding condition requiring additional surveys if development does not commence within 2 years.

7. RESPONSE TO PUBLICITY

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

7.1. There have 3no. of objections/letters of support raising the following comments:

- 1no. comment supporting the development but suggesting communal laundry facility
- 1no. comment querying the need for more retirement apartments in Brackley
- 1no. comment objecting to the development on the grounds of:
 - Footprint and overall density being overbearing for neighbouring residents;
 - Potential noise from substation;
 - Insufficient parking;
 - Uncertainties in boundary treatment;
 - Drainage issues;
 - Disruption during construction.

8. APPRAISAL

Principle of development

Policy context

8.1. Policy S1 of the West Northants Joint Core Strategy (JCS) addresses the distribution of development and explains that the needs of rural service centres (Towcester and Brackley) will be provided. It also states that in assessing the suitability of sites for development, priority will be given to making best use of previously developed land.

- 8.2. Policy H1 addresses housing density and mix and type of dwellings. It states that a mix of dwellings should be provided to cater for different accommodation needs including the needs of older people. It states that the most efficient use of land should be made having regards to the location and setting of the site, existing character and density, accessibility to services and facilities, proximity to public transport, affordability and viability, living conditions, and amenity of neighbouring properties.
- 8.3. The policies of the JCS are supported by the Part 2 Local Plan with a settlement hierarchy in Policy SS1 establishing Brackley as a rural service centre (i.e. one of the two most sustainable settlements in the District). Policy LH1 explains that residential development within confines will be acceptable in principle. Policy LH6 covers specialist housing and supports the provision of dwellings specifically aimed at older persons with a number of criteria that are considered in the assessment below.
- 8.4. Policy INF2 of the Local Plan addresses the loss of sites last in use as community facilities. Its criteria are directly assessed in the section below.

Assessment

- 8.5. The proposed development is to be assessed as a residential proposal notwithstanding the overall 'product' being aimed at older people wishing to downsize or otherwise live in purpose-built accommodation. As such, it is important to note that the development is a C3 use (residential) as opposed to a C2 use, which would instead include facilities that offer day-to-day care or other institutionalised services. By contrast, the proposed development comprises self-contained dwelling units, the occupiers of which are restricted by age and benefit from certain communal facilities and management but will not be receiving care or medical services on site.
- 8.6. The site is previously-developed land that is sustainably located near the centre of one of the District two key rural service centres, as established by Policy S1 of the Joint Core Strategy and Policy SS1 of the Part 2 Local Plan. It has excellent access to day-to-day facilities as well as public transport options.
- 8.7. Given the above, the acceptability in principle of the development on this site is expressly supported by Policy H1 of the JCS and Policy LH1 (residential development inside and outside settlement confines) of the Local Plan, as well as Policy LH6 that supports older persons housing within confines subject to the following criteria:
 - a. the location is well served by public transport or within walking distance of community facilities (within 400m) such as shops, medical services, public open space, and social networks appropriate to the needs of the intended occupiers, or where this is not the case, such facilities are provided on site; and*
 - b. the scale, form and design of the development is appropriate to the client group and in relation to the settlement where it is located; and*
 - c. highway, parking and servicing arrangements are satisfactorily addressed; and*
 - d. gardens and amenity space are provided and are of an appropriate size and quality*
- 8.8. Officers consider each of these criteria to be met. The site is around 350m from the top of Brackley's High Street with its attendant services and open space and bus services run along Halse Road directly to the front of the site. There is no evidence that the scale of the development (52 units) would be inappropriate to a town of Brackley's size and Strategic Housing support the mix of dwellings in terms of the ratio of one and two-bed apartments to be provided and confirm that the site will help meet local need for older

persons housing, which also has the benefit of freeing up existing housing stock for younger families. Parking and access are considered in detail below as is the amenity provided by the development with both found to be acceptable. Therefore the development complies with Policy LH6.

- 8.9. The acceptability in principle of the development also rests upon a consideration of whether the loss of the former medical centre (a community facility) is justified. This is covered by Policy INF2 of the Part 2 Local Plan, which explains that:

Development proposing the change of use or loss of land or premises either currently or last used as a community facility will only be permitted where it can be demonstrated that:

a) a replacement facility of equal or greater value is provided in the locality; or

b) the use no longer serves the needs of the community in which it is located and the site or facility has marketed for an alternative community facility via a marketing exercise or such process agreed with the Council; or

c) the use is no longer financially viable and site or facility has marketed for an alternative community facility via a marketing exercise or such process agreed with the Council.

- 8.10. In this instance, the proposed development easily meets the criteria of Policy INF2 as the development of new consolidated healthcare facilities in Brackley was planned for a long time and was expressly allowed for in Policy B1 of the Joint Core Strategy. A new medical centre on Wellington Road in Brackley is now fully operational and therefore criteria (a) above is directly met and the loss of the former medical centre is justified.

- 8.11. A further material consideration supporting the principle of development is the fact that, as a residential development, the proposal will make a sizeable windfall contribution to the Council's five-year housing land supply. For the South Northamptonshire area excluding the NRDA supply is currently 6.32 years and therefore this matter is only given moderate weight. However, it is notable that the specialised nature of the development does result in a larger number of dwellings than could be delivered for conventional residential purposes; for example, other pre-application discussions for the site indicated that only 20 open-market flats could be delivered as opposed to the 52 retirement apartments that are proposed.

Conclusion

- 8.12. The principle of development is directly supported by the relevant development plan policies outlined above. It will make a significant contribution to meeting local housing need and five-year housing land supply. There are no material considerations indicating the principle of development should not be regarded as acceptable.

Highway safety

Policy context

- 8.13. Policy SS2(1J) of the Part 2 Local Plan requires development to achieve a safe and suitable means of access for all people. Paragraph 111 of the NPPF explains that development should only be prevented or refused on highway grounds where the residual cumulative impacts are severe or the proposal has an unacceptable impact on highway safety.

Assessment

- 8.14. The proposed development will utilise the existing spur of Halse Road that served the former medical centre as well as 4no. dwellings to the immediate north of the site. It will also incorporate mobility scooter storage as well being served by existing pedestrian footpaths.
- 8.15. The Local Highway Authority raise no objection to this arrangement following the receipt of plans that show tracking for a refuse vehicle as well as accident data to confirm that the existing junction and prevailing conditions on Halse Road are not dangerous.
- 8.16. In this context the proposed access arrangements are considered acceptable for vehicles entering and exiting the site as well making sufficient allowance for non-car modes of transport.
- 8.17. In terms of parking, the development proposes 25 spaces located to the front of the building. This is beneath the standards outlined in the Council's Parking SPD, which ordinarily require 1 space per dwelling for retirement apartments along with 0.5 visitor spaces per dwelling across the development. This would total 78 parking spaces for this development.
- 8.18. The applicant has provided information regarding car ownership across their developments to justify the level of parking proposed (which equates to just under 0.5 spaces per unit). Their information indicates a typical demand of 0.28 spaces per unit with anecdotal accounts being that those residents with cars will typically cease using them within 6 months due to being close to services and facilities as a result of moving into the development. In this instance the site is in an accessible location close to the town centre and Officers have no reason to doubt that a lower level of demand for parking will result.
- 8.19. It should be noted that the applicant's other site in Bickerstaffes Road in Towcester was approved by the Council with a parking ratio of 0.47 spaces per unit, i.e. almost identical to the development proposed now. The circumstances of the sites in respect of location and parking are very similar and, as such, Officers do not consider there is any reason to depart from the approach previously taken with similar schemes. Certainly it is not the case that a development with 78 parking spaces could be achieved on this site and it is considered that in this instance the parking standards do represent an excessive requirement.

Conclusion

- 8.20. The development is therefore considered by Officers to comply with Policy SS2(1J) of the Part 2 Local Plan, which requires development to achieve a safe and suitable means of access for all people.

Residential amenity

Policy context

- 8.21. Policy SS2(1F) requires development to achieve a good standard of amenity for future occupiers in terms of privacy, sunlight, daylight, outlook, natural ventilation, noise, odour and vibration and not unacceptably harm the amenity of occupiers and users of neighbouring properties and the area through noise, odour, vibration, overshadowing or result in the loss of privacy, sunlight/daylight or outlook.
- 8.22. The Council's Design Guide provides various standards referred to below in respect of separation distances to assist in addressing the matters required by Policy SS2.

Assessment

- 8.23. The impact of the development on residential development should be considered both in terms of neighbouring residents and also future occupiers.
- 8.24. Taking the latter first the proposed development offers a range of specialist 'products' aimed at those wishing to downsize in retirement. Nevertheless, each apartment is of a good size (e.g. around 50sqm for a typical one-bedroom unit) and would offer an adequate amount of amenity even if they were not intended as specialist housing. In terms of outdoor space, this will be communal and shared amongst all 52 apartments. In total there is an area of 1,500 square metres of outdoor space proposed around the building. It can be seen on the submitted plans that this mostly takes the form of relatively narrow green strips around the edge of the building, although there is a larger square area of open space located to the front. On balance the proposed outdoor amenity space is considered by Officers to be acceptable bearing in mind the need for it to be centrally managed in light of the age of the occupiers and the fact that those choosing to live in such a development would not do so if they wanted more intensive use of an outdoor area.
- 8.25. In terms of neighbouring amenity, the proposed development should be principally assessed in terms of its physical bulk rather than the use itself; retirement living is unlikely to give rise to disturbance in the same way that, for example, student housing might do.
- 8.26. The wider implications of the development in terms of design and character are assessed in detail below. In terms of its impacts on neighbouring amenity, the site is constrained by the fact it is slightly elevated above the rest of Halse Road and presently accommodates a very-low density development in the form of the medical centre, which is single-storey and set within surprisingly spacious grounds (presumably to have allowed for future expansion when it was first built in the 1970s). The proposed development, by contrast, will be two-and-a-half storeys at its tallest and also utilise a footprint that takes up a greater proportion of the site.
- 8.27. The dwellings to the immediate east of the site on Halse Road have long gardens (around 20 to 25m) that largely mitigate the development's impact on amenity. The new building will inevitably be more visible and apparent to these dwellings but will not breach a 25 degree vertical line of sight from rear windows nor from the majority of garden areas despite its elevated position. Therefore Officers do not consider it to be unacceptably overbearing or having a materially adverse effect on neighbouring amenity. Furthermore the eastern gable-end of the building has no windows at first-floor level and those on the western element are over 50m away from the rear gardens of properties on Halse Road, which is far in excess of the 18m separation distance advocated in the Design Guide and will not result in overlooking. There is theoretically the potential for first-floor rooms on the extreme south-eastern corner of the development to overlook parts of the rear gardens of properties on Halse Road. However, due to the orientation of the proposed building, the garden areas that are within a 45 degree line of sight are between 15m and 30m away from the windows in question. This is akin to the 18m minimum separation distance, which would in any case be an overly stringent requirement in this instance given the line of sight into garden areas would be oblique rather than a direct rear-to-rear relationship.
- 8.28. To the north of the site lie four terraced properties (nos.68a-d Halse Road) that have a different relationship to the site as they directly front it with separation provided by small front gardens and a right of way rather than the rear gardens of properties on Halse Road to the east. These properties are around 14.5m from the northern gable end of the development and are therefore more closely affected by the development. Sectional drawings have been provided to demonstrate that the building will preserve a 25 degree

vertical line of sight from nos.68a-d. Furthermore, windows along the northern gable-end of the development will be obscure glazed. The development was also revised during the course of the application to reduce the extent of the 2.5-storey element in this part of the development. Subject to these amendments, and a further condition to confirm the finished floor-levels of the proposed development, the application is considered to have an acceptable impact on neighbouring properties.

- 8.29. Concerns have been raised locally in respect of two other amenity matters, namely noise from the substation proposed to be installed within the car park and also how disruption during construction will be managed. In terms of the substation, this has been relocated during the course of the application and will now be located just over 4 to the west of the rear boundary with no.68 Halse Road. No noise assessment has been submitted in respect of the substation although Officers do not consider it would be reasonable to seek this as substations and similar plant are common amongst residential areas and do not typically result in any amenity issues. The applicant has advised that the plant within the substation would meet the Distribution Network Operators ENATS 35-1 Issue 5 guidance, i.e. it is indeed a typical installation found within residential areas. Furthermore, the substation will be located just as close to the proposed development as it is to neighbouring dwellings and therefore it would be in the applicant's interest for any theoretical disturbance from its operation to be restricted. Nevertheless, a condition is proposed to be attached to ensure that plant noise is properly controlled and mitigated.
- 8.30. In terms of construction management, the application was supported by a Construction Environmental Management Plan (CEMP) that has been accepted by Environmental Health and amended in line with their request for greater clarity over working hours, light spill, and complaints process. It summarises the approach that will be taken to construction management, which is likely to take 18 months. It is estimated that there will be between 5 and 20 workers on site each day with working hours being between 8am and 6pm during weekdays, 8am and 1pm on Saturdays, with no working on Sundays or bank holidays. It also includes a construction worker travel plan intended to minimise the parking pressures at the site through encouraging car sharing, staggering arrivals and work, and providing on-site welfare facilities for those walking to the site in inclement weather.
- 8.31. It is unrealistic to expect the development to be completed with no disruption whatsoever locally. It is nevertheless considered that the measures in the proposed CEMP are sufficient to minimise this to a reasonable extent during the development's 18 month building program with a complaints process in place to allow the Council's Environmental Health team to appropriately monitor this. Construction management therefore does not represent a reason to withhold permission, subject to a condition requiring compliance with the CEMP.

Conclusion

- 8.32. The overall result is that Officers consider that the development will have an acceptable impact in terms of amenity on all neighbouring properties. The development is therefore consistent with Policy SS2(1F) of the Part 2 Local Plan that requires this to be demonstrated.

Design and impact on character of the area

Policy context

- 8.33. Policy SS2 (1B) of the Part 2 Local Plan requires development to use a design-led approach to demonstrate compatibility and integration with its surroundings and the distinctive local character of the area in terms of type, scale, massing, siting, form,

design, materials and details. The District Design Guide provides further specific guidance on each of these matters.

- 8.34. Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

Assessment

- 8.35. The proposed development has evolved considerably during the course of the application. Changes have been made to the scale, height, materials, architectural detailing, layout and fenestration. Officers consider that the overall result is a high-quality development that will enhance its surroundings.
- 8.36. The area in which the site is located is notably diverse in appearance with no particular architectural style that should be followed. It predominantly consists of a mix of 20th century housing arranged in a conventional two-storey detached form and constructed in a mixture of render and brick.
- 8.37. The proposed development is, to some extent, a departure from this style, given it comprises one L-shaped block that is up to 2.5 storeys tall and finished (to the front) in red brick and stone. However, Officers consider that this is justified given the prevailing character of the area is atypical of the wider District vernacular and the proposed development is different in function to the surrounding dwellings, being a complex of specialist apartments.
- 8.38. In terms of the scale of the proposed development, the implications of this on amenity are outlined above. In general visual terms, the development has been reduced in scale to a point where it is considered by Officers to be acceptable within the wider streetscene. As discussed under the amenity section above, the site is slightly elevated above Halse Road and presently accommodates a low-rise low-density development in the form of the former medical centre. There is an imperative in paragraph 119 of the NPPF as well as Policy S1 of the Joint Core Strategy to make as much use as possible of brownfield land and therefore, in principle, a larger denser form of development is an acceptable design approach on the site.
- 8.39. The massing and overall appearance of the development is further mitigated by the use of varying elements within its form that mimic the appearance of a series of town houses or similar terraced development. The different 'bays' vary in depth, height and materials, which serve to provide relief to the façade of the building and avoid the kind of monolithic appearance that high-density development blocks can have if poorly designed. In negotiation with the applicant various features that are directly consistent with the Council's Design Guide have been achieved, such as chimneys on the end of ridge lines, local limestone to the principal elements, greater use of a red brick (which will be of the same style to that approved on similar developments in Towcester), greater consistency in fenestration sizing, greater use of pitched dormers, and simple mortar-pointed eaves and verges.
- 8.40. In respect of sustainable construction and design, a statement has been submitted that explains the energy efficiency measures that will be incorporated into the build will result in an 11.11% saving over Building Regulations targets. The development includes a solar PV array on the roof (with panels to be inward facing so as to not affect the external appearance of the building) and each dwelling will achieve a water consumption rate of less than 110 litres per day. The development therefore complies with Policy S10 of the Joint Core Strategy and Policies SS2 and LH10 of the Part 2 Local Plan.

Conclusion

- 8.41. It is acknowledged that the development will be more prominent on the site than the existing building but a reduction in scale has been achieved whereby the eastern and northern ends of the development block have longer two-storey elements before they 'step up' to 2.5 storeys, as well as lowering of the eaves to the front elevations. This reduction alongside the general high-quality design features that are outlined above is considered to result a development that will have a positive effect on the character of the surrounding area, with any increase in prominence mitigated by the fact the overall appearance of the development is well-designed. Conditions are proposed to ensure a high-quality elevational treatment and also to specify the finished floor-levels of the building so that its scale is indeed properly managed. Subject to these, the development complies with Policy SS2(1B), paragraph 126 of the NPPF, and the District Design Guide.

Drainage

Policy context

- 8.42. Policy SS2(1L) of the Part 2 Local Plan requires development to provide satisfactory foul and surface water drainage and incorporate mitigation identified through an assessment of flood risk.

Assessment

- 8.43. The application site is located in Flood Zone 1, which has the lowest probability of flooding from rivers and seas. It is also already developed and therefore has a large impermeable area that already results in surface-water runoff.
- 8.44. The proposed development will incorporate new sustainable drainage systems in the form of cellular soakaway to be located beneath the proposed car-park. This drainage strategy is supported by infiltration testing, which confirmed that ground conditions are suitable for a soakaway solution.
- 8.45. The Lead Local Flood Authority (LLFA) are a statutory consultee on all major applications. At the time of writing they had not reviewed the proposed drainage strategy but Officers nevertheless consider that this does not represent a fundamental issue that would prevent the committee reaching a resolution. The proposed drainage strategy is in line with the LLFA's standing advice that infiltration is their preferred method of drainage surface water. Furthermore, the site is already developed and the proposed development will not materially increase its impermeable area.
- 8.46. Should any issues ultimately be raised by the LLFA these are likely to be restricted to the technical specification of the soakaway in terms of its dimensions or construction rather than an in-principle objection on the grounds of drainage or flood risk. The recommendation below is nevertheless subject to the satisfactory resolution of this matter, which is also likely to include the standard conditions requested by both the LLFA and Anglian Water, whose assets would be accepting foul drainage flows from the site.

Conclusion

- 8.47. Subject to confirmation from the Lead Local Flood Authority and any conditions they recommend, the proposed development is considered to have an acceptable impact on flood risk and drainage and is therefore consistent with Policy SS2(1L) of the Part 2 Local Plan.

Ecology Impact

Legislative context

- 8.48. The Conservation of Habitats and Species Regulations 2017 provide for the designation and protection of 'European sites' and 'European protected species' (EPS). Under the Regulations, competent authorities such as the Council have a general duty to have regard to the EC Habitats Directive and Wild Birds Directive.
- 8.49. In terms of EPS, the Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in the Regulations, or pick, collect, cut, uproot, destroy, or trade in the plants listed therein. However, these actions can be made lawful through the granting of licenses by the appropriate authorities by meeting the requirements of 3 strict legal derogation tests:
- a. Is the development needed to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment?
 - b. That there is no satisfactory alternative.
 - c. That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Policy Context

- 8.50. Policy NE3 of the Part 2 LP seeks to conserve and wherever possible enhance green infrastructure. Policy NE4 seeks to protect and integrate existing trees and hedgerows wherever possible and requires new planting schemes to use native or similar species and varieties to maximise benefits to the local landscape and wildlife. Policy NE5 requires that proposals aim to conserve and enhance biodiversity and geodiversity in order to provide measurable net gains. Development proposals will not be permitted where they would result in significant harm to biodiversity or geodiversity, including protected species and sites of international, national and local significance, ancient woodland, and species and habitats of principal importance identified in the United Kingdom Post-2010 Biodiversity Framework.
- 8.51. Policy BN2 of the JCS 2014 states that development that will maintain and enhance existing designations and assets or deliver a net gain in biodiversity will be supported. Development that has the potential to harm sites of ecological importance will be subject to an ecological assessment and required to demonstrate: 1) the methods used to conserve biodiversity in its design and construction and operation 2) how habitat conservation, enhancement and creation can be achieved through linking habitats 3) how designated sites, protected species and priority habitats will be safeguarded. In cases where it can be shown that there is no reasonable alternative to development that is likely to prejudice the integrity of an existing wildlife site or protected habitat appropriate mitigation measures including compensation will be expected in proportion to the asset that will be lost. Where mitigation or compensation cannot be agreed with the relevant authority development will not be permitted.

Assessment

- 8.52. Natural England's Standing Advice states that an LPA only needs to ask an applicant to carry out a survey if it's likely that protected species are present on or near the proposed

site. The Standing Advice sets out habitats that may have the potential for protected species, and in this regard the site accommodates a building in relatively poor condition that is to be demolished and could accommodate suitable roosting habitats.

- 8.53. The application is supported by a detailed protected species survey and specific bat survey that did not record any bats using the building as a roost. The remainder of the site is of negligible biodiversity value being either hardstanding or lain to grass. Biodiversity enhancements will nevertheless be delivered by way of the proposed landscaping scheme and bat/bird boxes to be installed on the roof of the development.

Conclusion

- 8.54. The Council's ecologist raises no objection to the proposed development based on the submitted surveys and intended biodiversity enhancement measures. They recommend conditions to ensure these measures are delivered in accordance with the submitted details and a further safeguarding condition to ensure another survey if commencement is delayed beyond two years. Subject to these conditions, the Council's statutory obligations in relation to protected species and habitats under the Conservation of Habitats & Species Regulations 2017 and Environment Act 2021 have been met and discharged.

Impact on local infrastructure

Policy context

- 8.55. Policy INF1 of the Part 2 Local Plan states that new development will be required to provide for the necessary infrastructure requirements and affordable housing obligations arising from the proposal. This reiterates the provisions of Policy INF2 of the Joint Core Strategy.
- 8.56. Policy INF1 also covers viability and states that if infrastructure contributions render a development unviable then the burden of evidence rests with the developer to justify their omission from any s106 agreement that would otherwise be required in order for permission to be granted. This approach is supported by paragraph 58 of the NPPF.

Assessment

- 8.57. The proposed development is for residential dwellings that will introduce a new local population that will create an additional burden on local infrastructure. Therefore Policy INF1 of the Part 2 Local Plan requires contributions towards this under a s106 agreement where items are not covered by the Community Infrastructure Levy (CIL).
- 8.58. The CIL regulations require such contributions to be genuinely necessary and also fairly related in scale and kind to the proposed development. In this respect it should be noted that the development will not have as great an impact on local services as conventional open market dwellings aimed at families. This is because its occupiers will be older individuals who, for example, have no school-age children to place a burden on local educational facilities.
- 8.59. The Council's Key Services have nevertheless requested a contribution towards local libraries, based on population increase, which will total £7,109.00.
- 8.60. In this instance, no contribution towards local health facilities has been requested by the Clinical Commissioning Group, which is assumed to be because the sale of the site itself will generate a significant capital receipt for the NHS to invest.

- 8.61. Policy GS1 sets open space standards for various different open space types. Due to its constrained size and location, the only type of open space that will be provided on site is amenity green space. A contribution towards this is therefore not required. Similarly, due to the age of the prospective occupiers, it is not considered by Officers that a contribution towards either allotments, play facilities, and natural/semi-natural green space would meet the CIL regulations in terms of being genuinely necessary; none of these existing open space types locally are likely to experience an increased demand following the development. A contribution towards parks and gardens will still be sought however, as it is reasonable to assume more elderly residents will make use of such facilities, which based on the standards in Policy GS1 and the expected occupancy of the development will total £14,966.49.
- 8.62. As a residential development that exceeds 10 dwellings in size, Policy LH8 of the Local Plan requires affordable housing to be provided (40% in urban areas), which would ordinarily be secured on-site by way of a s106 agreement. However, in this instance, and in keeping with similar retirement schemes in the District, Strategic Housing have advised that it would be impractical to provide mixed tenures within a centrally-managed flatted development and therefore an offsite contribution towards affordable housing would be an appropriate means of complying with the requirements of Policy LH8.
- 8.63. Policy INF1 and paragraph 58 of the NPPF state that if infrastructure contributions (including affordable housing) render a development financially unviable, then this needs to be demonstrated by way of an open-book assessment before their omission from a s106 agreement will be justified and permission granted without.
- 8.64. This matter has negotiated by the Council's Strategic Housing Officers with the result that an offsite contribution of £78,285.51 towards affordable housing has been agreed with the applicant as a viable sum. This will be payable at the start of sales and is based on an open-book viability model that has been interrogated by Officers. Matters relating to building costs, foundation specification, financing interest rates, empty property costs, and marketing fees were all queried and satisfactorily addressed in order to derive the £78,285.51 figure.

Conclusion

- 8.65. The following contributions are proposed to be secured in a s106 agreement, which upon completion will ensure the development has an acceptable impact on local infrastructure in accordance with Policy INF1 of the Part 2 Local Plan and Policy INF2 of the Joint Core Strategy:
- **£78,285.51** towards off-site affordable housing provision, payable at the start of sales of units on the site;
 - **£14,966.49** towards the provision and maintenance of parks & gardens in line with the open space standards in Policy GS1 of the Local Plan;
 - **£7,109.00** towards libraries, as requested by the Council's Key Services;
 - **£1,000.00** towards the Council's costs for monitoring the collection and spending of the above contributions.

9. FINANCIAL CONSIDERATIONS

- 9.1. In addition to the above contributions to be secured under a s106 agreement, Community Infrastructure Levy (CIL) is also payable on the proposed development as it comprises new dwellings in the Urban Zone, which for 2021 equates to a charge of £60.70 per square metre of net additional floorspace (NB. this is an index-linked figure).

- 9.2. The proposed development will create a total of 3,911sqm of floorspace (excluding areas beneath 1.5m in height and areas in which people do not normally go, such as plantrooms). The floorspace of the existing medical centre building on the site may be netted off this liability as it has been in use for at least 6 months out of the preceding 3 years. Its floorspace is 783sqm, meaning the chargeable net additional floor area of the development is 3,128sqm and the total CIL liability of the development is **£189,873.06**.

10. PLANNING BALANCE AND CONCLUSION

- 10.1. The planning balance is firmly in favour of the principle of the proposed development, which comprises much-needed specialist housing on a previously-developed site in a highly sustainable location. The development directly complies with Policies SS1, LH1 and LH6 of the Part 2 Local Plan in this respect, as well as Policies S1, S3 and H1 of the Joint Core Strategy. The loss of a community facility has also been justified in accordance with Policy INF2 of the Part 2 Local Plan.
- 10.2. The proposed development is considered to be of a suitable design that will respect the character of the surrounding area and adequately preserve the amenity of existing and future residents. It has also been demonstrated that there are no technical constraints to the development, subject to the confirmation of the proposed drainage strategy by the Lead Local Flood Authority.
- 10.3. In summary, the proposed development is considered by Officers to wholly comply with the Development Plan and there are no material considerations that weigh against the proposal or indicate the Development Plan should not be followed. In accordance with paragraph 12 of the NPPF and section 38(6) of the Planning & Compulsory Purchase Act 2004 (as amended), permission should therefore be granted.

11. RECOMMENDATION / CONDITIONS AND REASONS

DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND ECONOMY TO GRANT PERMISSION, SUBJECT TO:

- 1. THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY), AND**
- 2. NO OBJECTIONS BEING RAISED BY THE LEAD LOCAL FLOOD AUTHORITY TO THE PROPOSED DRAINAGE STRATEGY FOR THE DEVELOPMENT, AND**
- 3. THE COMPLETION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS SUBSTITUTED BY THE PLANNING AND COMPENSATION ACT 1991, TO SECURE THE FOLLOWING (AND ANY AMENDMENTS AS DEEMED NECESSARY):**
 - a) Payment of a financial contribution towards off-site affordable housing of £101,361.00.**
 - b) Payment of a financial contribution towards provision and maintenance of offsite open space (parks & gardens and natural & semi-natural green space) of £22,131.12 (index linked).**
 - c) Payment of a financial contribution towards library infrastructure serving Brackley of £7,109.00 (index linked).**
 - d) Payment of the Council's monitoring costs of £1,000.00.**

Further Recommendation - In the event that the planning committee refuse to

grant planning permission the Assistant Director for Planning and Economy seeks delegated authority to agree the content of a S106 Agreement in the event that an appeal is received.

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 and documents

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 Location Plan (drawing ref: 40037BK-PA01), received by the Local Planning Authority on 1st July 2021

Proposed Site Plan (drawing ref: 40037BK-PA02 rev A)
Proposed Ground Floor Plan (drawing ref: 40037BK-PA03 rev A)
Proposed First Floor Plan (drawing ref: 40037BK-PA04 rev A)
Proposed Second Floor Plan (drawing ref: 40037BK-PA05 rev A)
Proposed Roof Plan + distance drawing (drawing ref: 40037BK-PA06 rev A)
Elevations sheet 1 (drawing ref: 40037BK-PA07 rev A)
Elevations sheet 2 (drawing ref: 40037BK-PA08 rev A)

All received by the Local Planning Authority on 15th November 2021

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

3. The development hereby permitted shall be carried out in accordance with the recommendations, mitigation and enhancements set out in section 3&4 and Appendix 1 of the Ecological Assessment (14074_R01a_LT_HM), by Tyler Grange, dated 24th June 2021, unless otherwise agreed in writing by the Local Planning Authority.

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

4. The development shall be carried out in accordance with the Construction Environmental Management Plan (CEMP) received by the Local Planning

Authority on 12th November 2021 (ref: 40037BK rev C). The approved CEMP shall be adhered to throughout the construction period.

Reason : To protect the amenities of nearby residents and to comply with Policy SS2 of the South Northamptonshire Local Plan Part 2.

Levels

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

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

Contamination

6. No development other than demolition shall take place until a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' has been submitted to and approved in writing by the Local Planning Authority. No development other than demolition shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan Part 2, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

7. If contamination is found by undertaking the work carried out under condition 6 then no development other than demolition shall take place until a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use has been prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development other than demolition shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Ecology

8. If the development hereby approved does not commence by 17th July 2023. A revised protected species survey shall be undertaken prior to the commencement of the development to establish changes in the presence, abundance and impact on bats and breeding birds. The survey results, together with any necessary changes to the mitigation plan or method statement shall be submitted to and approved in writing the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

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

Fire hydrants

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

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Unexpected contamination

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

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan Part 2, Policy BN9 of the West

Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

Drainage

11. Prior to the construction above slab level, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of the development hereby permitted, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding and to accord with Sections 14 and 15 of the National Planning Policy Framework.

12. Before any above ground works commence full details of the surface water drainage scheme for the site, based on the Flood Risk and Drainage Technical Note prepared by AWP dated 28th October 2021 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include;
 - a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation basins.
 - b) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations demonstrating that there is no surcharge in the system for the 1 in 1 year, no above ground flooding for the 1 in 30 year, and that any above-ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings.
 - c) Full details of Permeable paving
 - d) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and any other flow control devices.

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

13. No above ground development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption. The scheme shall include; a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used; a site plan including access points, maintenance access easements and outfalls;

maintenance operational areas to be identified and shown on the plans to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site and details of expected design life of all assets with a schedule of when replacement assets may be required

Reason - In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system

Landscaping

14. 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,
- (d) details of all boundary treatments.

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

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with Policy SS2 of the South Northamptonshire Local Plan Part 2 and Government guidance contained within the National Planning Policy Framework.

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

Reason : To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Local Plan Part 2 and Government guidance contained within the National Planning Policy Framework.

Materials

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

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy SS2 of the South Northamptonshire Local Plan Part 2 and Policy and Government guidance contained within the National Planning Policy Framework.

17. Those external walls to be finished in stone shall be constructed in natural limestone which shall be laid, dressed, coursed and pointed using a lime based mortar with brushed or rubbed joints in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the stonework is commenced. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

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

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

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

External appearance

19. Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the development, including the windows and doors and their colour, surrounds, reveals, lintels and cills; the porches and canopies; chimneys and rainwater goods; together with the eaves and verge treatment shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the visual amenities of the area and to ensure a high-quality design which is compatible and integrated with its surroundings and the distinctive local character of the area in accordance with the National Planning Policy Framework, Policy SS2 of the South Northamptonshire Local Plan (Part 2) and the Council's adopted Design Guide.

20. Full details of the siting, appearance and colour of any electricity or gas supply meter housings to be located on the external elevations of the buildings shall be submitted to and approved by the Local Planning Authority prior to the installation of any such housings. The development shall thereafter be carried out in accordance with the approved details

Reason : In order to safeguard the visual amenities of the area and to ensure a high-quality design which is compatible and integrated with its surroundings and the distinctive local character of the area in accordance with the National Planning Policy Framework, Policy SS2 of the South Northamptonshire Local Plan (Part 2) and the Council's adopted Design Guide.

Lighting

21. No external lighting shall be installed until details including the design, position, orientation and any screening of the lighting has been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason: To protect the amenities of nearby residents and to comply with Policy SS2 of the South Northamptonshire Local Plan Part 2.

Noise

22. A scheme for the suitable treatment of the proposed substation against the transmission of sound and/or vibration shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the substation and the measures implemented in accordance with the approved scheme at all times whilst the building is in use for the purposes hereby permitted.

Reason: To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with Policy SS2 of the South Northamptonshire Local Plan Part 2.

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

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

EV charging

24. Prior to occupation of the development hereby approved 2no. electric vehicle charging points shall be provided on the site.

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

Remediation

25. If remedial works have been identified in condition 7, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 7. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan Part 2, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

Parking

26. The vehicle parking hereby approved shall be provided prior to first occupation of the development hereby approved and shall be permanently set aside and reserved for that purpose and no other purpose whatsoever.

Reason: In the interests of highway safety, to ensure the provision of adequate off-street car parking to comply with Policy SS2 of the South Northamptonshire Local Plan and Government guidance in Section 12 of the National Planning Policy Framework.

Boundary treatment

27. Notwithstanding the approved plans full details of all enclosures (including any gates) along all boundaries and within the site shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. Such approved means of enclosure shall be erected prior to the first occupation of the apartments.

Reason : To ensure the satisfactory appearance of the completed development, to safeguard the privacy and security of the occupants of the apartments and to

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

Obscured windows

28. The first-floor windows on "elevation AA" annotated as "obscured windows" on the approved drawings shall be obscure glazed, using manufactured obscure glass, (not an applied adhesive film) before the development is first occupied and shall be permanently retained as such thereafter. They shall also be non-opening, unless those parts which can be opened are more than 1.7m above the floor of the room in which it is installed, and shall be permanently retained as such thereafter.

Reason : To ensure that the amenities of the adjoining occupier(s) are not adversely affected by loss of privacy in accordance with Policy SS2 of the South Northamptonshire Local Plan.

Occupancy restriction

29. 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 provided on site in accordance with policy SS2 of the South Northamptonshire Local Plan Part 2.

Hours of construction

30. No construction work including site clearance and delivery of materials shall be carried out except between the hours of 08:00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays and at no times on Sundays, Bank and Public Holidays.

Reason : In order to protect the amenities of occupiers of nearby properties from noise outside normal working hours and to comply with Policy SS2 of the South Northamptonshire Local Plan Part 2.