



Planning Committee Report

Committee Date: 11th January 2022

Application Number: N/2021/0335

Location: Land At , New South Bridge Road, Northampton

Development: Construction of 28no residential apartments, including formation of new access from Trenerly Way, 29no car parking spaces, bicycle store and associated ancillary plant and service accommodation

Applicant: Northampton Partnership Homes

Agent: PHP Architects

Case Officer: Nicky Scaife

Ward: Delapre and Rushmere Unitary Ward

Referred By: Assistant Director of Place and Economy

Reason for Referral: Major application

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: APPROVAL IN PRINCIPLE subject to the completion of a Section 106 Agreement to secure the following:

- i) A payment towards early year's education;
- ii) A payment towards healthcare provision;
- iii) A payment towards construction training;
- iv) A payment towards the provision and/or improvement and/or maintenance of off-site public open space facilities; and
- v) The Council's monitoring fee, subject to the Head of Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

And subject to conditions as set out in this report.

Proposal

The application relates to the construction of 28no residential apartments, including formation of new access from Trenerly Way, 29no car parking spaces, bicycle store and associated ancillary plant and service accommodation. The proposal would provide 100% affordable housing units.

Consultations

The following consultee have **raised concerns or objections** to the application:

- Highways
- Lead Local Flood Authority

The following consultees have **raised no objections or are in support** of the application:

- Environment Agency
- Anglian Water
- Northamptonshire Police
- West Northants Housing Strategy
- Northamptonshire Clinical Commissioning Group
- North Northants Development Management
- Construction Futures

No letters of objection or support have been received.

Conclusion

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

The key issues arising from the application details are:

- Principle of Development
- Design and Impact on Character of Area
- Residential Amenity
- Flood Risk and Drainage
- Highway Matters and Parking
- Other Matters
- Section 106 Requirements

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 vacant parcel of land some 0.17ha in size and is one of the remaining parcels of land left forming part of the wider South Bridge development site.

1.2 The site is bound by New South Bridge Road to the south, Trenery Way to the west and the car park of Waterside Campus of the University of Northampton to the east.

- 1.3 Currently the land is fenced and vacant, but for a number of years has been a problematic site in terms of fly-tipping and unauthorised car parking.
- 1.4 The application site forms part of the overall South Bridge development approved under planning consent N/1999/1166 and is one of the last remaining undeveloped plots within this development. As such the land benefits from a valid planning consent for 50 flats, that could still be implemented. This new proposal seeks a new access from Trenerly Way, to avoid issues of gaining access across land outside the control of the applicant.

2. CONSTRAINTS

- 2.1. The application site is within an area of moderate groundwater flood risk and flood zone 2.
- 2.2. Article 4 Directions: Northampton North & Central Non Immediate Article 4 Direction - Relates to houses in multiple occupation HMA

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. The development is for the construction of 28no residential apartments, comprising a mix of 1 and 2-bedroom apartments, including the formation of new access from Trenerly Way, 29no car parking spaces, bicycle store and associated ancillary plant and service accommodation.

4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
N/1999/1166	Mixed development (residential/cafe & bar), new bridge and road changes.	Approved 02/07/2002

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 Local Plan (Part 1 – saved policies) 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 polices of the LPP1 are:

- Policy H1: Housing Density & Mix & Type of Dwellings
- Policy S1: The Distribution of Development
- Policy S3: Scale and Distribution of Housing Development
- Policy S10: Sustainable Development Principles
- Policy BN7: Flooding
- Policy BN9: Planning for Pollution Control
- Policy INF2: Contributions to infrastructure requirements

Central Area Action Plan

5.4. The relevant policies of the CAAP are:

- Policy 1 - Promoting Design Excellence – make efficient use of land by promoting an appropriate mix of land uses in order to increase the vitality and vibrancy of an area and a wider range of choice for users.
- Policy 16 – Central Area Living – to provide a mix of dwelling types, sizes and tenures, including levels of affordable housing. Residential development within this area will predominantly comprise of 1 or 2 bedroom apartments or student accommodation.

Northampton Local Plan 1997 (Saved Policies) (NLP 1)

5.5. The relevant policies of the NLP 1 are:

- Policy E20 – Design for new development

Material Considerations

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

- **National Planning Policy Framework (NPPF)** sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:
- Paragraph 60 – to support the Government’s objective of significantly boosting the supply of homes.... it is important that the needs of groups with specific housing requirements are addressed.
- Paragraphs 62 – size, type and tenure of housing need for different groups in the community should be assessed and reflected in planning policies.
- Paragraph 130 (f) - seeks to create safe and healthy places with a high standard of amenity for existing and future users.
- Section 2: Achieving Sustainable Development
- Section 5: Delivering a Sufficient Supply of Homes
- Section 12 Achieving Well Designed Places
- Section 14: Climate Change, Flooding
- Northamptonshire County Parking Standards (November 2016)
- Northampton Parking Standards Supplementary Planning Document (November 2019)
- Planning out Crime in Northamptonshire SPG 2004

- **Northampton Local Plan Part 2 (2011-2029) (Emerging).**
- Following the decision at the Full Council on 18 January 2021, the former Northampton Borough Council submitted the Northampton Local Plan Part 2 (2011 – 2029) and supporting documents to the Secretary of State for Housing, Communities and Local Government (now Secretary of State for Levelling Up, Housing and Communities) on 4 February 2021 for examination. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
- In line with Paragraph 48 of the National Planning Policy Framework, the policies contained with the emerging Northampton Local Plan Part 2 are therefore a material consideration in the determination of planning applications. The weight afforded to the policies relevant to this application are set out below:
 - Policy 1 – Presumption in favour of sustainable development – *Significant Weight*.
 - Policy 2 – Placemaking – *Moderate Weight*.
 - Policy 3 – Design – *Moderate Weight*.
 - Policy 4 – Amenity and Layout – *Moderate Weight*.
 - Policy 13 – Residential and other residential led allocations - *Significant Weight*
 - Policy 14 – Type and Mix of Housing – *Moderate Weight*.
 - Policy 35 – Parking Standards – *Significant Weight*.

6. RESPONSE TO CONSULTATION

6.1 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
Highways	Advise the minimum parking standards have not been met. As per the Northamptonshire Parking Standards 2016, a minimum of 37 spaces is required for residents. The immediate area is heavily parked with no residual reserve capacity but is however controlled by parking restrictions where it would be inappropriate to park. Therefore, the LPA may wish to consider the impact the increased parking demand will have on residential amenity. Object to building being within 1m of highway – require a minimum clearance of 1m between the face of any building, retaining structure garage or wall and the highway boundary to ensure foundations and construction does not undermine the highway.
Environment Agency	Request condition relating to land contamination and for the development to be carried out in accordance with the submitted Flood Risk Assessment and floor levels therein.
Anglian Water	Recommend conditions relating to surface water disposal and foul water drainage
West Northants Local Lead Flood Authority	Request further details in respect of submitted FRA. Note: Further details have been submitted and the comments of the LLFA are awaited.
Construction	Seek a strategy and financial contribution towards construction

Futures	training
North Northants Development Management	Financial contribution towards early years services and libraries. In addition, details of the provision of fire hydrants, sprinkler systems and associated infrastructure required.
Northamptonshire Police	No formal objection, but require a higher level of access control is provided, details of postal deliveries, bike rack and flat entry doors should meet the requirements of a 3 rd party accredited security standard such as PAS24:2016
West Northants Housing Strategy	Further details of affordable housing tenure split required
Northamptonshire CCG	Request financial contribution towards healthcare to mitigate the impacts of the development.

7. RESPONSE TO PUBLICITY

7.1 73 direct letters were sent to neighbouring properties, four site notices were posted around the site and the application was advertised by press notice. No responses have been received following the public consultation.

8. APPRAISAL

Principle of Development

- 8.1. The NPPF advises decisions should apply a presumption in favour of sustainable development approving development that accords with an up-to-date plan unless material considerations indicate otherwise. This requirement is reflected in Policy 1 of the Emerging Local Plan. Paragraph 60 of the NPPF advises on meeting the needs of groups with specific housing needs.
- 8.2 The application site is in a residential area within the urban area of Northampton and, therefore, development of the site for residential purposes is acceptable in principle under Policy S1 of the Joint Core Strategy (JCS). The site is also allocated under emerging Policy 13 of the Local Plan Part 2 for residential development.
- 8.3 Furthermore, the principle of development of the site for residential use was established in 1999 as part of a wider redevelopment scheme for the former railway sidings and sheds. The majority of the development was completed in the early 2000's with the exception of plots E3A and E5 (this plot), which was to be transferred to Northampton Borough Council for development for affordable housing.
- 8.4 The Section 106 Agreement dated 9 August 2002 associated with the wider development of the South Bridge area under planning application N/1999/1166 included a provision that this part of the site, referred to as Area E5, would be developed for affordable housing and that, subject to certain conditions being met, this parcel of land could be transferred to the Council on the condition that it would solely be used for affordable housing.
- 8.5 The land has now been transferred to the Council and Northampton Partnership Homes (acting on behalf of the Council) have submitted the proposed scheme for the provision of 100% affordable housing on the site in accordance with the requirements of the Section 106 Agreement.

- 8.6 The residential development of the application site would contribute towards the Council's housing supply and, in respect of development of the site for affordable housing, would assist in addressing an identified housing need. As such, this is considered to weigh in favour of the proposal.

Design and Impact on Character of Area

- 8.7 Policy H1 of the JCS and Policy 1 of the CAAP place great importance on the quality of design of new developments and are in conformity with the NPPF, which advises that planning should always seek to secure high quality design. Emerging Policy 3 of the LLP2 reflects these aims seeking to ensure a positive approach to design to achieve good placemaking.
- 8.8 The character of the surrounding area is predominantly residential with buildings immediately adjacent to the application site between 3 and 4-storeys in height and 2-storey dwellings on the opposing side of New South Bridge Road. To the immediate east of the site is the car park for the Northampton University campus. Beyond the car park the nearest University buildings are 4-storeys in height.
- 8.9 The proposed development comprises a part 4-storey/part 5-storey building with an area of undercroft parking proposed at ground level with access from Trenery Way. The design of the proposed development is in contrast with the immediate residential development and forms a transition between the more traditional styles of the adjacent residential properties and the more recent university development to the east.
- 8.10 The footprint of the building is an L-shape with the building designed as 5-storeys in height on the corner of Trenery Way/ New South Bridge Road, the fifth floor comprising a dark metal mansard roof, dropping to 4-storeys along its length along New South Bridge Road to reflect the height of buildings to the north of the site.
- 8.11 The ground floor level would comprise of an area undercroft parking extending out to an external parking area, with bin and cycle storage and a plant room contained within the undercroft area and two stairwells and lift access to all floors with residential accommodation situated on the floors above.
- 8.12 Elevational treatment and articulation of certain elements of the brickwork and fenestration details would add visual interest to the building. Open mesh panels to the undercroft parking area would assist in breaking up the expanse of brickwork at ground floor level along New South Bridge Road. The use of recessed panels with contrasting materials, elongated fenestration details, which would provide a vertical emphasis to the building, dormer and balcony details and contrasting dark metal mansard roof would also assist in adding visual interest to the building which would be visually prominent on this corner plot location.
- 8.13 An indication of material details has been submitted with the application comprising the use of recessed brick bands at ground level, light buff brickwork with contrasting red brick recessed panels and steel balconies with perforated aluminium balustrading. Specific material details would be subject to approval by condition to ensure a high standard of development is achieved.
- 8.14 The design, scale and massing as proposed is considered appropriate to the surrounding context and would make a positive contribution to the character and appearance of the area.

Residential Amenity

- 8.15 Policy H1 of the JCS and the guidance in the NPPF all seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Emerging Policy 4 of the LLP2 seeks to ensure that all new residential development provides at least the minimum internal space standards as set out in the Nationally Described Space Standards.
- 8.16 The application proposes 19 x 1-bedroom and 9 x 2-bedroom units. All units would meet the Nationally Described Space Standards, the smallest unit being 50.99 sq. m (for 2 person occupancy) and the largest being 71.2 sq. m.(3 to 4 person occupancy) and would be provided with sufficient light and outlook.
- 8.17 A lift would provide access to all floors and a communal refuse storage area would be provided at ground floor level. A condition is proposed to agree specific waste management details to ensure an appropriate level of provision and management is provided.
- 8.18 In respect of security, with the exception of the areas of the site fronting onto New Southbridge Road and Trenery Way, the remainder of the site would be enclosed with boundary treatments the specific details of which would be approved by condition. Further conditions are proposed to agree the specific details of the proposed controlled barrier access to the car park, lighting and overall access security measure for the building to ensure the development meets the requirements of Policy S10 of the JCS in providing a secure environment for proposed occupiers.
- 8.19 External landscaped areas around the edge of the building would provide some limited amenity space for proposed occupiers. However, the site is within walking distance of recreational areas at Becket's Park and Delapre Park and this lack of on-site amenity space is not considered a reason to prohibit development of the site.
- 8.20 In respect of the relationship with surrounding existing residential properties, No. 18 Henry Bird Way comprises a 3-storey block of flats situated on the northern boundary of the application site. The main aspect and habitable room windows to this neighbouring property are at the front facing onto Trenery Way and to the rear. However, there are windows in the side elevation facing towards the application site some of which appear to serve habitable rooms. The siting of the proposed development has amended to increase the distance of the building from these side facing neighbouring windows such that the proposed building would be situated within approximately 12m. Whilst this is still considered to be in relatively close proximity to this neighbouring building, the site is subject to an extant planning consent that would allow a building to be constructed within much closer proximity, approximately 3m. As such, this is a material consideration in respect of this application. The scheme has further been revised to obscure glaze the side facing windows facing towards this neighbouring property to ensure there is no adverse impact in respect of loss of privacy.
- 8.21 On balance, and taking into account the extant consent, it is considered that an improved level of amenity in comparison to the consented scheme would be achieved by the proposal. Furthermore, no objections have been received in this regard.
- 8.22 No. 16 Henry Bird Way is located to the west of the site and comprises a 3-storey block of flats with full length habitable room windows with Juliette balconies facing towards the application site. Whilst the proposed development would be situated within approximately 17m of these neighbouring windows and include proposed habitable

room windows on the upper floors facing towards these neighbouring windows, this is characteristic of the relationship of existing development within the surrounding area and again represents a similar relationship to that approved under the extant scheme.

- 8.23 In respect of residential properties on the opposing side of New South Bridge Road, these comprise of 2-storey dwellings which are situated a minimum of 20m away, the nearest property having a side facing elevation facing towards the application site.
- 8.24 As such, it is considered the proposed development would provide an acceptable standard of amenity for proposed occupiers and would not lead to any unacceptable impact on the amenity of existing surrounding occupiers in accordance with the aims of the NPPF and the development plan policies referred to above.

Flood Risk and Drainage

- 8.25 Policy BN7 of the JCS reflects the aims of the NPPF and requires new development to demonstrate there is not increased risk of flood to existing properties and that the proposed development is or can be made safe.
- 8.26 The application site is situated within Flood Zone 2 having a 0.1%-1% chance of flooding from rivers in any year.
- 8.27 The application is supported by a Flood Risk Assessment which has been subject to consultation with the drainage authorities. Both the Environment Agency and Anglian Water raise no objection to the development proposed subject to the development being carried out in accordance with the submitted Flood Risk Assessment and conditions in respect of a detailed surface water drainage and foul water drainage strategy.
- 8.28 Further details have been submitted in respect of surface water drainage as requested by the Lead Local Flood Authority whose further comments will be reported as part of the addendum to this agenda.

Highway Matters and Parking

- 8.29 The County and Borough Councils' Parking Standards provide guidance on the parking requirements for different use classes. In addition, Policy C2 of the JCS and Section 9 of the NPPF seeks to promote sustainable transport and modal shifts to non-car modes of travel. Furthermore, the guidance in the NPPF requires safe and suitable access for all developments and details that developments should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
- 8.30 Access to the site would be via a new access from Trenerly Way into a barrier controlled area of parking comprising a mix of undercroft and external parking spaces. A total of 28 parking spaces would be provided 2 of which would be accessible bays with a further separate service vehicle bay provided.
- 8.31 The Highway Authority raise no objection to the access as proposed but raise concern regarding the extent of parking provision advising that a minimum of 37 spaces is required for residents.
- 8.32 Whilst the comments of the Highway Authority are noted, the site is in a sustainable location within walking distance of the town centre and regular bus services on London Road to the west of the site to the surrounding area. Furthermore, the NPPF seeks to

promote a modal shift to non-car modes of travel. On balance, it is considered that the development would provide a proportionate amount of on-site parking provision include the provision of secure cycle storage within the building and that it could not be demonstrated that the development would lead to an unacceptable impact on highway safety that would be severe such that the application should be refused on this basis.

- 8.33 Principle 7 of the Northampton Parking Standards Supplementary Planning Document (2019) requires the provision of 1 electric vehicle charging point per residential unit per 10 spaces (unallocated parking). A condition is proposed to agree a scheme for the provision of EV charging points to meet the required provision.
- 8.34 The Highway Authority has raised a further concern regarding the proximity of the proposed building being within 1m of highway and require a minimum clearance of 1m between the face of any building, retaining structure garage or wall and the highway boundary to ensure foundations and construction does not undermine the highway.
- 8.35 The building would be situated within 1m at two corner points of the building in the south western corner at the location of the bin store and cycle store. The applicant has submitted details that demonstrate the foundation design in respect of this part of the building would not encroach on the highway and as such there would be no adverse impact in this regard.

Other Matters

- 8.36 Conditions are proposed in respect of contamination to ensure appropriate remediation of the site where required and in respect of a Construction and Environmental Management Plan to ensure appropriate measures are in place to mitigate the impacts of development during construction on surrounding amenity and the highway.

Section 106 Requirements

- 8.37 Policies INF1 and INF2 of the Joint Core Strategy seek to secure the provision of infrastructure needed to serve new developments, such as education, healthcare, open space provision and construction training, either directly on site or by a financial contribution secured through a Section 106 planning obligation.
- 8.38 In addition, the NPPF details that major housing developments should be expected to provide at least 10% affordable housing. Policy H2 of the JCS seeking the provision of 35% affordable housing, subject to the assessment of viability, to be provided as an integral part of the development with a tenure to reflect local housing need.
- 8.39 The proposal seeks to deliver a 100% affordable housing scheme in accordance with the requirements of the Section 106 Agreement associated with the consent for the original development under N/1999/1166. Policy H2 of the West Northamptonshire Joint Core Strategy only seeks 35% of residential developments to be affordable, and thus this proposal is in excess of the requirements of Policy H2. It would represent an overprovision of affordable housing but it is considered that this would address a wider undersupply of affordable dwellings within Northampton. It is considered that there would be no adverse impact as a result of the concentration of affordable dwellings that would significantly and demonstrably outweigh the benefits, which help to readdress a wider undersupply.
- 8.40 As the Council has secured ownership of the application property for affordable housing purposes, to be managed on its behalf by Northampton Partnerships Homes, control regarding the tenures of the properties and any potential decision to dispose of

the site would ultimately rest with the Council. As a consequence, there is certainty that the site would be delivered in its entirety for affordable housing provision

- 8.41 Notwithstanding the above, as the application is a standalone major application for residential development the application must be assessed against the requirements in respect of relevant infrastructure required to mitigate the impacts of development in accordance with Policy INF1 and INF2 of the Joint Core Strategy and as set out in the Council's Planning Obligations SPD (2014).
- 8.42 Paragraph 58 of the NPPF advises it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment. The weight to be given to a viability assessment is up to the decision maker, having regard to all the circumstances in the case.
- 8.43 The application is supported by a Viability Report which is currently subject to independent assessment on behalf of the Council. The conclusions of the assessment are awaited. In the absence of these conclusions and any information to suggest that the scheme is not able to support the required developer contributions and obligations to mitigate the impact of the proposed development, the following S106 contribution would be sought in accordance with policy requirements:
- 1) A payment towards early year's education;
 - 2) A payment towards healthcare provision;
 - 3) A payment towards construction training;
 - 4) A payment towards the provision and/or improvement and/or maintenance of off-site public open space facilities; and
 - 5) The Council's monitoring fee, subject to the Head of Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

9 FINANCIAL CONSIDERATIONS

- 9.1 The development is CIL liable, but as the application relates to 100% affordable housing, the applicant will apply for an exemption of payment of CIL.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 The development would provide additional units of accommodation, which would contribute the Council's 5 year Housing Land Supply and provide affordable housing. The design and appearance of the proposal is considered acceptable and would provide a good standard of amenity for proposed occupiers and would not have undue impact upon the character and appearance of the surrounding area, flood risk, on neighbour amenity and on highway safety. The development is therefore in conformity with the requirements of the National Planning Policy Framework, Policies S10, H1, BN9 and S10 of the West Northamptonshire Joint Core Strategy and Policies 1 and 16 of the Central Area Action Plan

11 RECOMMENDATION / CONDITIONS AND REASONS

- 11.1 The proposed development is recommended for approval subject to the completion of a S106 agreement and subject to the following 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 Section 91 of the Town and Country Planning Act 1990.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the attached schedule of approved plans.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

Construction Environment Management Plan (CEMP)

3. Prior to the commencement of development a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved plan, which shall include:
 - The control of noise and dust during the development process;
 - Traffic management and signage during construction;
 - Enclosure of phase or sub-phase development sites;
 - Provision for all site operatives, visitors and construction vehicles loading, parking and turning within the site during the construction period;
 - Arrangements during the construction period to minimise the deposit of mud and other debris on to the adjacent highway;
 - The safe means of access of construction traffic to the site;
 - Routing agreement for construction traffic.
 - Hours of construction work including delivery times.

Reason: In the interests of securing a satisfactory impact upon the highways system and neighbour amenity in accordance with the requirements of the National Planning Policy Framework and Policy BN9 of the West Northamptonshire Joint Core Strategy. This condition is required pre-commencement to ensure that such details are agreed in a timely manner.

Contamination

4. No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 4 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 4, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition 4.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Levels

6. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan. This is a pre-commencement condition to ensure timely submission of details.

Drainage

7. Before any above ground works commence a detailed design of the surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development should 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. Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations. In all calculations, proposed values of impermeable area should include a 10% allowance for Urban Creep, as taken from CIRIA C753 (version 6) paragraph 24.7.2
 - b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and any other flow control devices.
 - c) BRE 365 infiltration test results

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

8. Before any above ground works commence a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site shall be submitted to and approved in writing by the Local Planning Authority and

the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

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 in accordance with the requirements of the National Planning Policy Framework and Policy BN7 of the West Northamptonshire Joint Core Strategy.

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

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site in accordance with the requirements of the National Planning Policy Framework and Policy BN7 of the West Northamptonshire Joint Core Strategy.

Material Details

10. Prior to the construction of the development hereby approved above ground floor slab level full details of all proposed external facing materials, balcony and balustrade details and details of the open mesh panels for the parking area shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

Security Gate Details

11. Prior to occupation of the development hereby permitted details of the rolling vehicle and personnel security gate to the car park access shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to occupation.

Reason: To ensure a secure and satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

Boundary Treatments

12. Notwithstanding the submitted details, prior to first occupation full details of the method of the treatment of the external boundaries of the site and including details of controlled access gates shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

Soft Landscaping

13. Prior to occupation, a detailed scheme of soft landscaping for the site shall be submitted for approval in writing by the Local Planning Authority. The scheme shall include, where present, the location and species of any existing trees and hedgerows on the land and details of any to be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

14. All planting, seeding or turfing approved under Condition 13 above shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

Hard Landscaping

15. Hard landscaping shall be carried out in accordance with the details shown on the approved plans prior to first occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

Access and Parking

16. The access, parking and turning areas as shown on the approved plans shall be provided in accordance with the approved details prior to first occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of highway safety and to secure a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

Security Measures

17. Prior to occupation of the development hereby permitted full details of security measures for the site/ building including details of access control, post boxes, the security performance/accreditation of windows and doors shall be submitted for approval in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory standard of development in accordance with the requirements of Policies S10 and H1 of the West Northamptonshire Joint Core Strategy and the aims of the National Planning Policy Framework.

External Lighting

18. Full details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation. The approved details shall be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: To secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

Waste Management Strategy

19. Notwithstanding the submitted details, prior to occupation of the development hereby permitted a Waste Management Strategy that details measures for the provision of storage, collection of, and management of areas for refuse and recycling shall be submitted for approval in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

EV Charging Points

20. Prior to first occupation of the development hereby permitted a scheme for the provision of EV charging points on the basis of 1 charging point per 10 spaces (unallocated parking) shall be submitted for approval in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme prior to first occupation.

Reason: In the interests of providing a sustainable development in accordance with the aims of the NPPF and in accordance with the requirements of the Northampton Parking Standards (2019).

Bicycle Parking

21. The bicycle parking as shown on the approved plans shall be provided in accordance with the approved details prior to first occupation of the development hereby permitted and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and the aims of the NPPF.

Obscure Glazing

22. The north side elevation facing windows serving Flats 1.1, 1.2, 2.1, 2.2, 3.1 and 3.2 as shown on the approved plans shall be glazed with obscured glass to Level 3 or higher of the Pilkington scale of privacy or equivalent as may be agreed in writing by

the Local Planning Authority before the development hereby permitted is first occupied and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining properties in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

HIMO

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent order revoking and re-enacting the provisions of the order, the dwellings hereby permitted shall be used only for purposes within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification and shall not be used as a House in Multiple Occupation.

Reason: In the interests of amenity and highway safety in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the guidance in the National Planning Policy Framework.



Planning Committee Report

