

Application Number: WNS/2021/1973/MAF

Location: Burcote Road, Towcester, NN12 6FN

Proposal: 14 maisonettes (C3) Part retrospective

Applicant: Bellway Homes & BNP PARIBAS DEPOSITARY SERVICES

Agent: N/A

Case Officer: Daniel Callis

Ward: Towcester and Roade

Reason for Referral: **Major Development**

Committee Date: 10/02/2022

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

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

Proposal

The proposal is to alter the extant (and partially completed) permission for 14 small 'incubator' employment units (use class B1) and adapt the buildings to create 14 maisonettes (10x one bed and 4x two bed units). These units would be fully accommodated within the envelope of the buildings previously consented.

Consultations

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

- N/A

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

- Towcester Town Council, Planning Policy, Highways, External Funding, Building Control, Archaeology, External Funding, Environmental Protection, Anglian Water, Crime Prevention Design Advisor

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

- Strategic Housing

Comments are still awaited from:

- Lead Local Flood Authority, Clinical Commissioning Group

There have been no representations from local residents.

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
- Impact upon character of the area
- Impact upon residential amenity
- Access and parking
- S106 obligations

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

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

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

- 1.1 The application site is located on Saxon Way, a new road leading to the development of 90 dwellings by Bellway Homes. Saxon Way connects with Burcote Road a short distance to the west. The site itself is flat and the development previously consented for small employment units is well underway, with the buildings almost watertight (save for the insertion of windows and doors).
- 1.2 To the north are the rear of the exiting properties in Plessey Close. To the west (between the site and Burcote Road) is the former South Northants Homes office building, which has consent to be demolished and replaced with flats. To the south (on the opposite side of Saxon Way) is a large single storey employment building. To the east are new houses, recently completed by Bellway Homes and now occupied.

2. CONSTRAINTS

- 2.1. The application site is within Towcester town confines
- 2.2. The site is within an area of archaeological interest
- 2.3. The site is within an area at high risk of surface water flooding
- 2.4. The site is within 2km of two Local Wildlife Sites

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. The proposal is to alter the extant (and partially completed) permission for 14 small 'incubator' employment units (use class B1) and adapt the buildings to create 14 maisonettes (10x one bed and 4x two bed units). These units would be fully accommodated within the envelope of the buildings previously consented.
- 3.2. The fenestration in the previously consented scheme would all be retained, with additional openings created to facilitate adequate natural light and ventilation for internal habitable areas.

- 3.3. The proposal would include 6 affordable units (40%), comprising: 4x affordable one bed units and 2x discounted market value two bed units.
- 3.4. The previously consented parking area would be adapted to provide each of the two bed units with 2 designated parking spaces. The one bed units would have one parking space each, and there would be 2 undesignated visitor spaces. There would also be 13 parking spaces provided, as 'overspill' for the large employment unit opposite (BAE Systems).
- 3.5. Cycle storage and bin storage would also be provided.
- 3.6. The residential units would have no private gardens but would sit within a spacious landscaped site.
- 3.7. *Timescales for Delivery:* In the event that planning permission is granted, it is anticipated that development would be completed and fully occupied within 12 months.

4. RELEVANT PLANNING HISTORY

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

| Application Ref. | Proposal | Decision |
|-------------------------|--|-------------------------|
| S/2012/1285/MAF | Original outline planning permission for the development of 90 dwellings and the provision of employment-related development on the application site | APPROVED Nov 2013 |
| S/2015/2278/FUL | Erection of 14 start-up commercial units (use class B1) | APPROVED Jan 2016 |
| S/2016/1534/MAR | Most recent reserved matters consent for the development of 90 dwellings immediately to the east of the application site | APPROVED August 2016 |
| S/2020/0498/MAF | Demolition of adjacent former South Northants Homes office building and replacement with flats | APPROVED March 2021 |

- 4.2. There have also been various other applications relating to the above permissions, including reserved matters applications, variation of condition applications, non-material amendments and discharge of condition submissions.

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
- S10 – Sustainable Development Principles
- S11 – Low Carbon and Renewable Principles
- E1 – Existing employment areas
- H1 – Housing density and mix and type of dwellings
- H2 – Affordable housing
- BN2 – Biodiversity
- BN7A – Water Supply, Quality and Wastewater Infrastructure
- BN7 – Flood risk
- INF2 – Contributions to Infrastructure Requirements
- T1 – Spatial strategy for Towcester

South Northamptonshire Local Plan (Part 2) (LPP2)

5.4. The relevant policies of the LPP2 are:

- SS1 (settlement hierarchy)
- SS2 (general development and design principles)
- LH1 (residential development inside and outside settlement confines)
- LH8 (affordable housing)
- LH10 (housing mix and type)
- EMP2 (existing commercial sites)
- SDP2 (health facilities and wellbeing)
- INF1 (infrastructure delivery and funding)

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
- Towcester Masterplan (2010)

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 |
|------------------------|-----------------|--|
| Towcester Town Council | No objection | Has concerns over the implications of this development on surface water drainage and the potential increased risk of flooding. Burcote Road and the surrounding area |

| | | |
|------------------------------------|--------------------------|--|
| | | has previously experienced significant issues with flooding. |
| WNC Strategic Housing | Support | Subject to the development providing 6 units of affordable housing (40%) comprising: 2x discounted market sale units 4x affordable rented units |
| WNC Highways | No objection | No further comment |
| WNC External Funding | No objection | Request S106 obligations relating to libraries. Also request provision of fire hydrants |
| WNC Planning Policy | No objection | The development lies within the town confines of Towcester where the relevant policies of the Development Plan support the provision of new homes. Despite this, the proposal will result in the effective loss of commercial land, which is resisted by policy E1 of the WNJCS and Policy EMP2 of the SNP2LP. As such, it is considered that it would be the balanced assessment of the submitted information demonstrating compliance with the requirements of either EMP2 1. a. or EMP2 1. b.; as well as compliance with broader development management considerations, that would determine the acceptability (or otherwise) of the proposals. |
| WNC Archaeology | No objection | No further comment |
| WNC Environmental Protection | No objection | Request conditions relating to: noise; land contamination; air quality |
| WNC Building Control | No objection | All surface water to soakaways Fire Vehicle Access to be ascertained Fire risk assessment required |
| Anglian Water | No objection | Request condition relating to surface drainage |
| Lead Local Flood Authority | No response yet received | |
| Crime Prevention Design Advisor | No objection | Make recommendations relating to crime prevention |
| Clinical Commissioning Group (NHS) | No response yet received | |

7. RESPONSE TO PUBLICITY

7.1. There have been no representations submitted by local residents/third parties.

8. APPRAISAL

Principle of Development

Background

- 8.1. The site is part of a former industrial estate that has now largely been granted planning permission for residential development. The consent for 90 dwellings (S/2012/1285/MAF) allowed approximately half of the former employment land to be redeveloped for housing. The more recent permission for the office building fronting onto Burcote Road (S/2020/0498/MAF) allows that too, to be demolished and replaced with flats. As a result, this site (with its consent for 14 'incubator' units) and the adjacent BAE Systems building would be the only remaining employment uses.
- 8.2. In the 2013 permission (S/2012/1285/MAF), the application site was originally intended to be a single new bespoke commercial building to accommodate a company already located on the industrial estate but was relocating to make way for the 90 dwellings. Unfortunately, that proposal fell through, and the alternative scheme for the incubator units was approved.
- 8.3. The site has not been actively used for employment since the previous building on this plot was demolished back in about 2010/11.

Policy Context

- 8.4. Policy S1 of the LPP1 sets out the spatial strategy for West Northamptonshire and seeks to concentrate development in the most sustainable locations. Policy S3 builds on this and explains that about 2650 new homes are required in Towcester town between 2011 and 2029, whilst Policy T1 supports new housing development within the existing urban area of Towcester. An additional consideration, however, is Policy E1, which resists the loss of existing employment generating floor space unless it can be demonstrated that the site is no longer economically viable for employment purposes in the long term, there is a clear conflict with adjoining uses, or its release would offer significant benefits to the local area.
- 8.5. Policy SS1 of the LPP2 seeks to steer development towards the most sustainable locations within the district. Within this policy, Towcester is identified as a Rural Service Centre - first category settlement. As such, settlement boundaries apply. Policy LH1 supports residential development within town and village confines providing it provides an appropriate mix of dwellings, would not harm the character of the area, does not require substantial new infrastructure and would not displace an existing viable commercial use.
- 8.6. In this instance, the application site is currently considered to be an employment site and, therefore, policy EMP2 of the LPP2 is engaged. This policy (like Policy E1 above) resists the change of use of sites which remain suitable for employment use unless it is demonstrated why such uses are not economically viable or the proposal can demonstrate long-term incompatibility with the surrounding area and its residents. It is also identified that new dwellings (C3) will not be permitted within employment, retail or commercial sites except where this is in accordance with site specific proposals and policies.
- 8.7. South Northamptonshire Council adopted the Towcester Masterplan in March 2011 which is a material consideration in the determination of the application. The Masterplan identified the site (and surrounding former industrial estate) as a vital site of employment and earmarked it for continued/intensified employment use. However, para 5.40 of the Masterplan does acknowledge that retention for employment will be 'challenging', due to the site being surrounded by housing and there being high demand for new housing.

Appraisal

- 8.8. The Development Plan (the LPP1 and LPP2) has competing priorities for both housing and retention of employment land. The proposal gains support from housing Policies SA, S1, S3 and T1 of the LPP1 and Policies SS1 and LH1 of the LPP2.
- 8.9. With regard to the requirements of Policies E1 and EMP2 when considering the loss of existing employment:
- The applicant's submission is that the site is no longer viable. They have submitted a Viability Market Appraisal (produced by Savills, dated Nov 2021) which concludes that "*the incubator units proposed are unlikely to be economically unlettable due to the limited demand for this type of unit and competing employment zones in the surrounding area offering stronger options for potential tenants*".
 - The previously consented scheme for commercial development (use class B1) would not have caused any conflict with surrounding residential properties (or other adjoining uses) given the fact that B1 uses are considered compatible with residential development.
 - The release of land would offer significant benefits to the local area in terms of providing additional housing, including affordable housing and through the delivery of smaller (1 and 2 bedroom units) which would provide greater variety and choice to the local housing market.
- 8.10. Whilst the loss of the proposed employment use would be regrettable, previous planning approvals have already allowed the majority of the former industrial estate to be redeveloped for housing.
- 8.11. Notwithstanding the BAE Systems building opposite, the application site now represents something of an isolated 'small island' of employment land within an area predominated by residential. The land has not been actively used for employment purposes for more than 10 years and its context has changed dramatically in that time.
- 8.12. These considerations are weighed in the planning balance below.

Impact on Character of Area

- 8.13. The development will have a largely neutral impact upon the character and appearance of the area, relative to the previous extant consent to use the development for employment. The previous scheme deliberately designed the commercial buildings so that they would reflect and harmonise with the domestic scale of the adjacent new housing, and that allows them to translate well into the now proposed use as residential.
- 8.14. The proposed external appearance of the buildings, including the additional window openings, would be sympathetic to the site's surroundings.
- 8.15. The re-arranged parking and enhanced areas of green spaces within the site (as a result of reduced parking requirements and no longer needing to accommodate HGVs), means that the site's internal communal spaces would have a much more attractive appearance than would have occurred with the commercial scheme.

Impact upon residential amenity

- 8.16. The closest existing properties to the development are those in Plessey Close, which lie to the north and back onto the site. In terms of physical development, the proposed buildings would not come within 15m of the boundary with those properties or within 30m of the nearest dwellings (units 13/14). At that point, only a blank end elevation of the building faces towards the neighbours. In terms of facing first floor windows, the only facing windows would be on units 2 and 4, which are located 50m from the boundary at their nearest point (unit 4). The existing semi-mature trees along the site's northern boundary would also be retained. As a result, and given their two-storey form, the buildings on site would comply with the Council's adopted guidance and would not result in any loss of amenity to the existing neighbours in terms of loss of light, privacy or outlook.
- 8.17. With regard to the new dwellings immediately to the east of the site (Wessex Lane), the maisonette buildings are positioned 7m from the site boundary and 11m from the nearest dwelling. At this point, however, the buildings would be to the side of 7 Wessex Lane.
- 8.18. In relation to facing windows, the closest proximity would be the 13m between the side elevation of plots 5/6 and 1 Wessex Lane. However, with the road in between, there would be no loss of privacy.
- 8.19. Overall, the two-storey form, combined with the separation distances and intervening landscaping would mean that the proposal would not impinge upon daylight, outlook or privacy for the dwellings in Wessex Lane.
- 8.20. The Maisonettes themselves would each have a satisfactory level of amenity in terms of light, outlook and privacy. The maisonettes would not have any private garden spaces, although the communal open space around the site would create an attractive outlook for residents. The adjacent development by Bellway Homes will be providing a children's play area 250m from the site entrance. There will also be a children's 'trim trail' immediately outside the site entrance, on the opposite side of Saxon Way.

Access, Parking and impact upon highway safety

- 8.21. The proposed access from Saxon Way was previously designed to accommodate HGV's but has been reduced to a residential arrangement and has adequate visibility.
- 8.22. Within the site the re-arranged parking layout provides roughly 2 spaces per unit (2 spaces per two bed unit and 1.5 spaces per one bed unit), which is generally compliant with adopted parking standards and considered acceptable. The 13 spaces reserved for BAE Systems would be used as overspill parking.
- 8.23. Provision within the site is made for cycle storage, which will encourage the use of non-motorised modes of transport. The shelters are positioned with good natural surveillance from the majority of units, which will help deter crime.
- 8.24. Overall, the proposals are considered to be adequate and acceptable and not result in any harm to highway safety.

Heritage Impact

- 8.25. Although the site is within an area of archaeological interest, the proposed buildings are already largely built. In addition, the site has been subject to significant 'modern' development in the past and, therefore, any archaeological remains will likely have been lost. There is no objection from WNC Archaeology.

Ecology Impact

8.26. The site is presently a construction site, with protected species highly unlikely to be present. The trees along the sites northern boundary are currently protected with heras fencing and will be retained as part of the development.

S106 obligations

8.27. In accordance with policy LH8 of the LPP2, the development is required to provide 40% on site affordable housing. Following discussions with the applicant, the scheme will provide 6 units of affordable housing (42%). These will comprise: 4x affordable one bed units and 2x discounted market value two bed units. This will be secured with the S106 agreement.

8.28. Contributions are also required in relation to:

- Libraries,
- Provision of wheelie bins for each unit
- Provision of off-site public open spaces (in lieu of there being none provided on-site), and
- A financial contribution towards the maintenance of that open space

8.29. It is anticipated that there will also need to be a financial contribution made towards primary education (for the 2 bed units only), but comments from the External Funding Partnership are still awaited.

8.30. It is also anticipated that a financial contribution will be required towards primary healthcare, although comments from the CCG are still awaited.

8.31. The full Heads of Terms for the S106 are set out in the recommendation below.

9. FINANCIAL CONSIDERATIONS

9.1. CIL is Liable for this development. Given that the existing, partially built development has not been occupied or in an authorised use, the floor space is treated entirely as new floor space and cannot be used to off-set against the proposal.

10. PLANNING BALANCE AND CONCLUSION

10.1. The proposals are in accordance with policies SA, S1, S3 and T1 of the LPP1 and Policies SS1 and LH1 of the LPP2, which support new housing development within the confines of Towcester. They are also in accordance with LPP2 Policy LH8 and provide the required 40% affordable housing. These considerations all give significant weight in favour of the application.

10.2. With regard to Policies E1 of the LPP1 and EMP2 of the LPP2, the continued use of the site for employment would not cause any conflict with surrounding uses. However, the Savills report does conclude that the extant permission for the 14 incubator units is unviable. In this instance, therefore, the proposal is not considered to be in conflict with either E1 or EMP2, given that one of the criteria are satisfied.

10.3. The proposal will cause no highway safety concerns and provides for adequate parking. There is no conflict with neighbouring amenity and occupants of the new development will be afforded satisfactory amenity themselves. The design and appearance of the site

will sit comfortably within its surrounding and make a positive addition to the character of the area. All of these considerations have a neutral weight in the planning balance.

- 10.4. Overall, the material considerations indicate that the proposal is in accordance with the Development Plan as a whole, constitutes sustainable development and good design and (subject to no objection from the Lead Local Flood Authority, External Funding Partnership and Clinical Commissioning Group), planning permission should be granted.

11. RECOMMENDATION / CONDITIONS AND REASONS

- 11.1. Detailed recommendation here and full list of conditions and reasons here

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

- 1. NO OBJECTION FROM THE LEAD LOCAL FLOOD AUTHORITY, EXTERNAL FUNDING PARTNERSHIP AND CLINICAL COMMISSIONING GROUP, AND**
- 2. SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY), 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) Provision of 40% affordable housing on site**
 - b) Payment of a financial contribution towards off site sports and recreation provision in the locality of £1,654.60 (index linked)**
 - c) Payment of a financial contribution towards the provision of refuse/recycling bins for the development of £980.00 (index linked)**
 - d) Payment of a financial contribution towards educational infrastructure [TBC] (index linked).**
 - e) Payment of a financial contribution towards library infrastructure of £1,526.00 (index linked).**
 - f) Payment of a financial contribution towards primary health care provision [TBC] (index linked)**
 - g) Payment of the Council's monitoring costs of £1,000.00.**

CONDITIONS

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

Approved plans

1. 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:

- Drawing No. 14053-505 rev B (site location plan)
- Drawing No. PL01 rev F (site plan)
- Drawing No. BHSM/INC RESI 01 rev P3 (proposed plans and elevations - units 1-4)
- Drawing No. BHSM/INC RESI 02 rev P3 (proposed plans and elevations - units 1-4)

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

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE OCCUPATION

Noise mitigation

2. Prior to the buildings being made watertight, a scheme for protecting the proposed dwellings/maisonettes from noise sources affecting the site shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include any mitigation required to achieve the external and internal noise levels outlined in BS8233:2014 and World Health Organisation Guidelines. Any works which form part of the scheme shall be completed in accordance with the approved details before any of the permitted dwellings/maisonettes to which the scheme relates are occupied.

Reason : To avoid noise giving rise to significant adverse impacts on health and quality of life and to comply with advice in the NPPF (section 15) and Policy SS2 of the South Northamptonshire Local Plan.

Surface water management strategy

3. Prior to the buildings being made watertight, a surface water management strategy shall be submitted to and approved in writing by the Local Planning Authority. No hard-standing areas shall be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason : To prevent environmental and amenity problems arising from flooding and to accord with Sections 14 and 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.

Meter boxes

4. Prior to the buildings being made watertight, 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. The development shall thereafter be carried out in accordance with the approved details.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

EV charging

5. Prior to the buildings being made watertight, a scheme for the provision of electric charging equipment of AC Level 2 (or equipment providing for no lesser standard of efficiency) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, that scheme shall be implemented in full prior to first occupation.

Reason : To comply with Policy S10 of the West Northamptonshire Joint Core Strategy and 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.

Landscaping

6. A scheme for landscaping the site shall be provided to and approved in writing by the Local Planning Authority which shall include:-
 - (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),
 - (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
 - (c) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps.

Such details shall be provided prior to the first occupation of the development. The approved scheme shall be implemented by the end of the first planting season following occupation of the development.

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

Boundaries

7. Full details of the enclosures along all boundaries and within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. Such approved means of enclosure, in respect of those dwellings which are intended to be screened, shall be erected prior to the first occupation of those dwellings.

Reason : To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

External lighting

8. Details of the external lighting, including the design, position, orientation and any screening of the lighting, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The lighting shall be installed prior to first occupation and operated in accordance with the approved scheme at all times thereafter.

Reason : In order to safeguard the visual amenities of the area and the amenities of nearby residents in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan and Government advice in The National Planning Policy Framework.

Cycle stores

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

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

Fire hydrant

10. The development shall provide 1 fire hydrant within the site. Full details of the fire hydrant shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwelling/maisonette. Thereafter and prior to the first occupation of the development, the fire hydrant shall be provided in accordance with the approved details and retained as such thereafter.

Reason : To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with Government Guidance contained within the National Planning Policy Framework.

Parking and access to be provided

11. The proposed access and parking areas shall be provided in accordance with the approved plans before first occupation of the development hereby permitted.

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.

Solar PV panels

12. Prior to first occupation of each individual building, the solar PV panels shown on the approved plans shall be installed and commissioned.

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

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Landscaping maintenance

13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out before the end of the first planting and seeding seasons following the first occupation of the building(s) 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 Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Unexpected contamination

14. 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, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

Removal of permitted development rights for boundaries

15. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no gate, fence, wall or other means of enclosure shall be erected, constructed or placed within the site or along the boundaries of the site, at any time, without the prior express planning permission of the Local Planning Authority.

Reason : In order to retain the character of the development and area in accordance with Policy SS2 of the South Northamptonshire Local Plan.