

Planning Committee Report

Committee Date: 8TH February 2022

Application Number: WNN/2021/0029

Location: Land East of Towcester Road, Northampton

Development: Outline Planning Application (All Matters Reserved except Access) for the development of up to 60no dwellings (Use Class C3), including affordable housing with new vehicular access, open space, children's play area and associated infrastructure

Applicant: Shoo 22 Ltd

Agent: Lichfields

Case Officer: Adam Walker

Ward: East Hunsbury and Shelfleys Unitary Ward

Referred By: Assistant Director of Place and Economy

Reason for Referral: Major Application

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: 'APPROVE IN PRINCIPLE' SUBJECT TO CONDITIONS AND THE COMPLETION OF A SECTION 106 AGREEMENT TO SECURE THE FOLLOWING:

1. 35% affordable housing provision on-site
2. Financial contribution towards Early Years (subject to assessment) and Primary education provision
3. Financial contribution towards healthcare provision
4. Off-site biodiversity net gain contribution
5. Construction training contribution
6. Provision of on-site open space and play equipment and arrangements for its future maintenance and management
7. Travel Plan monitoring fee
8. S106 Monitoring Fee

Proposal

This is an outline planning application for the erection of up to 60 dwellings. All matters are reserved except for access. A new vehicular access is proposed off Towcester Road and the proposal includes affordable housing, open space, children's play area and associated infrastructure.

Consultations

The following consultees have raised **no objection** or **raise comments** on the application:

- Arboricultural Officer
- Archaeological Advisor
- Anglian Water
- Cadent Gas
- Ecology Advisor
- Environment Agency
- Environmental Protection
- Highways England
- Local Highway Authority
- Lead Local Flood Authority
- Minerals Planning Authority
- Northamptonshire Police
- Planning Policy
- Strategic Planning

Ten representations raising concerns/objections have been received in response to the publicity of 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:

- The principle of residential development on the site
- The proposed means of access to the site and highway impacts of the development
- The connectivity of the site
- Amenity and environmental considerations

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

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

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

- 1.1 The application site comprises of a roughly triangular shaped area of land extending to approximately 2.53 hectares on the eastern side of Towcester Road. The site forms an area of grazing land with an access track off Towcester Road dissecting the northernmost part. The site slopes gradually from south to north, with a change in levels of approximately 8 metres.
- 1.2 A belt of mature trees flanks the western boundary and separates the site from Towcester Road, which lies at a higher level to the site. A hedgerow forms the

southern site boundary, with a field and the M1 motorway lying beyond. To the east of the site is the Northampton Loop railway line, which is set up from the site and separated from the grazing land by a metal fence and belt of trees. Towards the north of the site is an area of undeveloped land.

- 1.3 The site is located approximately 300m from the built-up part of West Hunsbury, with the settlement edge of East Hunsbury lying a similar distance to the north east. The parish of Milton Malsor lies towards the south.

- 1.4 Counties Crematorium and its associated grounds are located on the opposite side of Towcester Road.

2. CONSTRAINTS

- 2.1 A slurry pipe and a methane pipe cross the northern part of the site.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The proposal is for outline planning permission for the development of up to 60 dwellings (Use Class C3). The application seeks approval of the means of access only. The layout, scale, appearance and the landscaping of the site are all reserved for future approval.

- 3.2 It is proposed to form a new vehicular access off Towcester Road. The access would form a priority junction, with a ghost island provided for right turners into the site from Towcester Road. The access would be graded to account for the difference in levels between the site and Towcester Road and would include pedestrian footways.

- 3.3 A separate pedestrian access from Towcester Road is also proposed to be provided and would be located where an existing field access is. Off-site pedestrian and cycle improvements are proposed in the form of a new 3m section of shared footway/cycleway on the eastern side of Towcester Road that would extend to the north of the site to link in with the existing segregated footway/cycleway at the junction with Rowtree Road. A new footway is also proposed to part of the site frontage to connect to an existing bus stop towards the south of the proposed access.

- 3.4 The application is supported by an illustrative masterplan, which shows how the site could be developed, as well as a proposed parameters plan.

- 3.5 The indicative layout shows a mixture of house types set off a main spine road and a series of cul-de-sacs, with a central area of open space that would include a children's play area. A sustainable urban drainage feature set within an area of landscaping is indicated in the north west corner of the site. Trees and other pockets of soft landscaping are shown across the site along with a footpath towards the southern and western boundaries. The indicative layout makes provision for the slurry and gas pipes crossing the site with no buildings in this area.

- 3.6 The parameters plan indicates dwellings of up to two and three storeys in height. Dwellings up to two storeys in height are shown to the southern, eastern and western boundaries and dwellings up to three storeys in height are shown within the central part of the site and the northern end of the site.

4. RELEVANT PLANNING HISTORY

- 4.1 The following planning history relates to the application site:

Application Reference	Proposal	Decision
N/2020/1627	Screening Opinion for proposed Outline Planning Application (all matters reserved except access) for the development of up to 50no dwellings (Use Class C3), including affordable housing with new vehicular access, open space, children's play area and associated infrastructure	Environmental Impact Assessment not required
PA/2020/0419	Pre-application advice for proposed outline planning application (all matters reserved except access) for the development of up to 50no dwellings (Use Class C3), including affordable housing with new vehicular access, open space, children's play area and associated infrastructure	Written advice provided

- 4.2 The following planning application relates to land on the western side of Towcester Road and is considered relevant to the current proposal:

Application Reference and Site Address	Proposal	Decision
WNN/2021/0537 Former Milton Ham Farm, Towcester Road, Northampton	Outline Planning Application (all matters reserved except access) for the development of up to 250no dwellings (Use Class C3) including affordable housing with new vehicular access, open space and associated infrastructure	Current application

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 policies of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) are:

- SA – Presumption in Favour of Sustainable Development
- S1 – The Distribution of Development
- S3 – Scale and Distribution of Housing Development
- S10 – Sustainable Development Principles
- S11 – Low Carbon and Renewable Energy
- C1 – Changing Behaviour and Achieving Modal Shift
- C2 – New Developments
- C5 – Enhancing Local and Neighbourhood Connections
- RC2 – Community Needs
- H1 – Housing Density, Mix and Type of Dwellings
- H2 – Affordable Housing
- H4 – Sustainable Housing
- BN2 – Biodiversity
- BN7A – Water Supply, Quality and Wastewater Infrastructure
- BN7 – Flood Risk
- BN9 – Planning for Pollution Control
- INF1 – Approach to Infrastructure Delivery
- INF2 – Contributions to Infrastructure Requirements
- N1 – The Regeneration of Northampton

5.4 **Northampton Local Plan – Saved Policies**

The relevant Saved Policies of the Northampton Local Plan are:

- E6 – Greenspace
- E18 – Sites of Acknowledged Conservation Value
- E20 – New Developments (Design)

Material Considerations

5.5 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:

- Paragraphs 7-12 - Presumption in favour of sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- Section 15 – Conserving and enhancing the historic environment

• **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 within 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 for sustainable development (Significant weight)
 - Policy 2 – Placemaking (Moderate weight)
 - Policy 3 – Design (Moderate weight)
 - Policy 4 – Amenity and layout (Moderate weight)
 - Policy 5 – Carbon reduction, community energy networks, sustainable design and construction, and water use (Moderate weight)
 - Policy 6 – Health and wellbeing (Significant weight)
 - Policy 7 – Flood risk and water management (Significant weight)
 - Policy 13 – Residential and other residential led allocations (Significant weight)
 - Policy 14 – Type and mix of housing (Moderate weight)
 - Policy 27 – Sustaining and enhancing existing, and supporting the creation of, Northampton's Green Infrastructure (Significant weight)
 - Policy 28 – Providing Open Spaces (Significant weight)
 - Policy 29 – Supporting and enhancing Biodiversity (Moderate weight)
 - Policy 32 – Designing Sustainable Transport and Travel (Significant weight)
 - Policy 33 – Highway network and safety (Significant weight)
 - Policy 35 – Parking standards (Significant weight)
 - Policy 36 – Electronic communication networks (Significant weight)
 - Policy 37 – Infrastructure Delivery and Contributions (Significant weight)
 - Policy 38 – Development Allocations (Significant weight)
- Biodiversity Supplementary Planning Document (August 2015)
 - Planning Obligations Strategy Supplementary Planning Document (February 2013)
 - Northampton Parking Standards Supplementary Planning Document (November 2019)
 - Northamptonshire County Parking Standards (November 2016)
 - Planning out Crime in Northamptonshire SPG 2004

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
Arboricultural Officer	No objection
Archaeology Advisor	No objection subject to a condition to secure a programme of archaeological investigation and recording.

Anglian Water	No objection
Cadent Gas	No objection. There is a High-Pressure Gas Pipeline running through the proposed development site which has an easement. No development is permitted inside the easement without written permission from Cadent and no structures will be permitted. If the applicant is planning to change the use of the ground to traffic carrying roads or car parking, plant protection measures will be required that meet Cadent's criteria to afford protection to the High-Pressure Gas Pipeline.
Construction Futures	Contribution sought towards training.
Ecology Advisor	The development would result in a significant net biodiversity loss (approximately 69% loss in site biodiversity). The quantum of the type of development proposed would not allow for net gain delivery on the site. A financial contribution to offset the loss and deliver a net gain is necessary. Conditions recommended in relation to the method of tree felling, external lighting, provision of bat and bird roosting and nesting opportunities, measures to allow the free movement of hedgehogs, a Construction Environment Management Plan (CEMP) and a Landscape and Ecological Management Plan (LEMP).
Environment Agency	No objection
Environmental Protection	No objection subject to conditions in relation to noise mitigation, land contamination, air quality mitigation measures, electric vehicle charging points and a construction management plan.
Highways England	No objection
Lead Local Flood Authority	No objection subject to conditions requiring detailed design for the surface water drainage system and arrangements for the future maintenance and management of the surface water drainage infrastructure.
Local Highway Authority	No objection subject to conditions relating to the detailed design of the proposed access.
Minerals Planning Authority	The proposed site is located within a sand and gravel Minerals Safeguarding Area (MSA). The applicant should demonstrate that significant sterilisation of proven mineral resources will not occur as a result of the development. If this cannot be demonstrated, prior extraction will be sought where practicable.
NHS	Financial contribution towards healthcare provision is required.

Northamptonshire Police	No objection. The layout as shown on the illustrative masterplan is in accordance with general crime prevention best practice.
Northants Fire & Rescue Service	Have no comments to make on the application.
Planning Policy	The application broadly accords with planning policies. Key issues to consider are the accessibility of the play area, the inclusion of cycle routes within the scheme and enabling cycling and walking routes to connect with planned developments close to the site.
Strategic Planning	Early years education provision is not required if approved based on the average dwelling mix but will be reassessed in the event of any changes to the proposed mix of dwellings; primary and secondary education contributions are necessary; this is based on the average dwelling mix. Request a contribution towards libraries and a condition regarding fire hydrants and sprinklers.
East Hunsbury Parish Council	<p>The infrastructure is not in place to support this development, including access to schools, doctors and dentists. Delivery of the school and local centre for the Collingtree Park should be brought forward to accommodate the extra pressure on infrastructure associated with the proposal.</p> <p>The proposed access to the site is on a 40mph road, opposite a busy turning for the Three Counties Crematorium. This road is fast moving, and the proposed turn is on the brow of a hill so visibility will be limited.</p> <p>The Statement of Community Involvement refers to an online public consultation process. Very few consultation invitations were delivered to residents of East Hunsbury, with the bulk of invitations appearing to be delivered to residents of Milton Malsor who will not be affected by the development in the same way. More effective consultation would have invited responses from a wider group of East Hunsbury residents.</p> <p>The site does not providing walking routes that link the development to any existing local facilities.</p> <p>The Parish Council considers that the application should be refused.</p>
West Hunsbury Parish Council	<p>Have serious concerns regarding the impact on local infrastructure and urge West Northants Council to put in place improvements to the local road infrastructure to mitigate the impact of the increase in traffic flow from this development, including traffic enhancements to improve the safety of pedestrians and cyclists, improvements to the roundabout at the junction of Towcester Rd and Ladybridge Drive as well as the roundabout at Tesco Mereway.</p> <p>The infrastructure to support this number of extra residents is not in place, including doctors, dentists and schools. The</p>

	proposal will impact on the availability of such services and these impacts should be mitigated before development commences. Trees should be planted around the crematorium to screen the proposed development site and to maintain the tranquillity and peace of the crematorium.
Network Rail	No comments received
Refuse (Veolia)	No comments received
Ward Councillors	No comments received
West Northants (Northampton) Health & Safety	No comments received
West Northants (Northampton) Estates & Valuation	No comments received
Western Power Distribution (East Midlands) plc	No comments received

7. RESPONSE TO PUBLICITY

- 7.1 A total of 10 representations have been received. A summary of the planning issues raised in relation to the proposed development is provided below.

Amenity

- Another 60 houses in addition to the 1000 homes on the new Collingtree Park SUE, plus the forthcoming rail depot, is going to significantly negatively impact the quality of life for existing residents
- Additional traffic will add to noise and pollution

Connectivity

- Provision should be made for a pedestrian and cycle connection under the railway bridge to connect to future development to the east, including the Collingtree Park SUE and its associated facilities and services.
- The site is not truly connected into existing cycling & walking infrastructure as it is separated by 100m of dangerous road. A shared walking/cycling path along the east side of Towcester Road to connect to the existing provision on Rowtree Road would make walking and cycling feasible to & from the estate.

Infrastructure

- Roads, schools and medical services unable to cope with additional development
- Lack of infrastructure to serve the development, including shops and amenities
- Additional residents will impact on ability to get medical appointments

Highways

- Traffic around the area is already busy
- Concerned with the increase in traffic on Towcester Road. This road is already busy and turning right from Rowtree Road is already difficult.

Ecology

- Loss of natural habitat
- Negative impact on wildlife

Other matters

- East Hunsbury is already swamped with new housing. Focus should be on Northampton.
- Unsuitable location for housing
- Loss of countryside
- Flood risk is already getting worse
- Development is close to the Counties Crematorium

8. APPRAISAL

Principle

- 8.1 The application is seeking outline planning permission for the erection of up to 60 dwellings with affordable housing, open space, children's play area and associated infrastructure. Access is the only matter that has been applied for and as such it is the principle of residential development on the land and the proposed means of access to the site that fall to be considered. Details of layout, scale, appearance and landscaping are reserved for future approval.
- 8.2 The application site is an undeveloped piece of land that is currently used for grazing. The land is designated as Greenspace in the Northampton Local Plan 1997, with a small part of the site also forming an Area of Acknowledged Conservation Value. Given the age of the Northampton Local Plan, the weight that can be afforded to it is significantly diminished.
- 8.3 The site is allocated for housing in the submitted Local Plan Part 2 (site reference LAA1102). Policies 13 and 38 of the emerging Local Plan are therefore relevant. In line with Paragraph 48 of the National Planning Policy Framework (NPPF), these policies are a material consideration in the determination of the application and both policies are considered to carry significant weight.
- 8.4 Emerging Policy 13 identifies sites that are allocated for residential or residential led development, which includes the application site. The supporting text to the policy states that these allocations are expected to deliver about 3,804 new dwellings. The application site would therefore contribute to this delivery. Emerging Policy 38 relates to development allocations and states that the Council will support the developments and proposals on these allocated sites, provided that they meet the requirements set out in the development management policies within the Plan.
- 8.5 The site is allocated for 60 dwellings. The capacity of the site to accommodate this quantum of development is established within a Statement of Common Ground between the Council and the developer/landowner that was submitted during the Examination of the Local Plan 2 in November 2021. The Statement of Common Ground is intended to provide evidence to support the allocation of the land and sets a housing delivery target of 30 units in 2023/2024 and 30 units in 2024/2025.

- 8.6 The Council's Five Year Housing Land Supply Assessment for Northampton (updated 11th November 2021) includes the application site and allows for a development of 60 units to be delivered by 2025. The maximum quantum of development proposed within the application is therefore consistent with the emerging Local Plan and development coming forward on the site is necessary to support the Council's five year housing land supply.
- 8.7 The principle of the proposed development is in accordance with the site's allocation in the emerging Plan and no modifications have been proposed through the examination process that would alter this. Significant weight is therefore afforded to its allocation for housing in the Local Plan 2. Furthermore, it is not considered that the development is of a scale that would mean that the application is premature, having regard to paragraph 49 of the NPPF. This includes in respect of any cumulative effects, including with application WNN/2021/0537 which relates to an emerging housing allocation on the opposite side of Towcester Road (see paragraph 4.2). That application is currently under consideration by the Council.
- 8.8 The site has been found to be a sustainable location for new housing through the Local Plan 2 process. The proposal is in accordance with policies 13 and 38 of the emerging Local Plan 2 and, based on the above assessment, the principle of the proposed development is considered to be acceptable.

Density and housing mix

- 8.9 A development of 60 dwellings would provide a density of just under 35 dwellings per hectare when the necessary open space and sustainable urban drainage infrastructure are accounted for within the site. This density is considered to represent an efficient use of land, which would be in accordance with the objectives of Policy H1 of the West Northamptonshire Joint Core Strategy (JCS) and chapter 11 of the NPPF in this regard.
- 8.10 Layout is a reserved matter and therefore the mix of dwelling types would be considered in detail at a later stage. However, supporting information indicates that a mixture of house types would be provided, ranging from 2 bed to 5 bedroom properties and also including apartments. Furthermore, the development would deliver a policy compliant affordable housing offer, equating to 35% of the total number of dwellings that comes forward on the site. A mix of house types, sizes and tenures to cater for different accommodation needs is required by Policy H1 of the JCS.

Access and connectivity

- 8.11 The application is seeking approval of the point of access to the site. It is proposed to create a new access off Towcester Road, which would form a priority junction with the existing highway. The access would lie to the south of the access for the crematorium. A dedicated right turn 'ghost' lane is proposed to be provided on Towcester Road.
- 8.12 The Local Highway Authority has assessed the application and considers the proposed vehicular access to be acceptable. Conditions are recommended to secure the detailed design of the junction and right turn lane. Due to the difference in levels between Towcester Road and the development site, the access road would slope down into the site and is shown to be supported on both sides by an embankment.

The gradient of the embankment will need to meet with the requirements of the Local Highway Authority.

- 8.13 The existing field access and track within the site are to be retained, with the access proposed to provide a dedicated pedestrian and cycle link between the site and Towcester Road. Bollards would be used to prevent access by vehicles. A public bridleway exists opposite this access and so this would facilitate connections with the public right of way network.
- 8.14 Officers consider that this pedestrian link should also connect to the eastern site boundary to enable a future connection below the railway tunnel and to the planned development beyond. The land on the opposite side of the railway line is also allocated for housing in the emerging Local Plan 2 and such a link would allow the new residential developments to interconnect. It would also enable active travel from the site to the facilities and amenities that are proposed as part of the Northampton South Sustainable Urban Extension. The link would need to be of a sufficient width to accommodate both pedestrians and cyclists.
- 8.15 The agent has advised that the applicant does not own the land below the railway line and so the applicant is only able to make a connection up to the site boundary and not beyond it. This is acknowledged and it is accepted that the provision of a future link will require separate agreement with relevant landowners. A condition is recommended requiring a link to be provided within the site as part of the layout submitted at Reserved Matters stage. It would also be necessary to ensure that the path is dedicated to allow for future public access (this could be formalised through the road adoption process).
- 8.16 As part of the development it is proposed to provide some off-site pedestrian and cycle improvements. A new 3m section of shared footway/cycleway is proposed on the eastern side of Towcester Road. This would connect the site to the existing segregated footway/cycleway to the north of the site and would significantly enhance the connectivity of the site to East and West Hunsbury and thus improve the sustainability of the development. In addition, a new pedestrian footway is proposed to the south of the proposed vehicular access which would connect to an existing bus stop. It is also proposed to upgrade an existing traffic island to a pedestrian refuge, which would improve safe travel to the bus stop on the western side of Towcester Road. A condition to secure full details of the proposed highway improvement works is recommended.
- 8.17 The application is supported by a Transport Assessment which includes analysis of trip generation and concludes that the traffic generated by the proposed development would not have a detrimental impact on the operation of the local highway network. The Local Highway Authority have accepted the applicant's Transport Assessment. Assessment and the impact of residential development on the site will also have been undertaken as part of the Local Plan 2 process when designating the site for housing.
- 8.18 The application also includes a Travel Plan which sets out various travel related measures and strategies that will be implemented to encourage the use of sustainable travel modes for trips to and from the site. The submitted Travel Plan has been accepted by Northamptonshire Highways and a condition is recommended requiring the development to be provided in accordance with the initiatives and timetable within the Travel Plan.
- 8.19 In summary, the proposed point of access is considered acceptable and the proposal includes a number of measures that would enhance pedestrian and cycle connectivity

to the surrounding area. It is accepted that the traffic generated by the proposed development could be safely accommodated on the highway network without requiring additional mitigation. The internal highway layout would form part of the reserved matters and would need to demonstrate suitable footpath/cycle connections as well as adequate parking provision.

- 8.20 The application is considered to comply with guidance in the NPPF, in particular paragraphs 110 and 111, as well as Policies S10 and C2 of the JCS and emerging Policy 33 of the Local Plan 2.

Landscape and urban design considerations

- 8.21 The visibility of the site within the landscape is relatively restricted as a result of the topography of the area, existing vegetation and the presence of the adjacent railway line. Views are principally limited to longer range views from the north, passengers on passing trains, and vehicles and pedestrians on Towcester Road – which lies at a higher level to the site.
- 8.22 The submitted parameters plan indicates that two storey dwellings would be located to the southern, eastern and western boundaries, with dwellings up to three storeys in height positioned in the middle of the site and at the northern end, which is the low point of the site. The scale of the dwellings is a reserved matter, but this approach would help to mitigate the visual impact of the dwellings within the landscape.
- 8.23 The existing tree belt alongside Towcester Road falls outside of the application site boundary and would be retained, except for the area where the new access is proposed. These trees would provide a good degree of natural screening to the development, including in relation to the crematorium.
- 8.24 The indicative masterplan suggests the retention of the existing hedge to the southern boundary and new planting in this area of the site. A soft, green edge to the development is important here because this is the high point of the site and it will help to screen long range vistas of the development from the south.
- 8.25 Overall, it is considered that the visual impact of the development on the wider landscape would be quite limited. It is acknowledged that at present the proposal would appear as a somewhat isolated form of development to the south of the urban extent of Northampton, however, this would change as and when other nearby emerging housing allocations come forward and are built out along with the South Northampton SUE.
- 8.26 The layout, scale, appearance and landscaping of the development are not under consideration here. It is nevertheless expected that any proposals that come forward under the reserved matters build on the design principles set out in the submitted Design and Access Statement. This includes in relation to a legible street hierarchy, a central play area, landscaping and open space to the boundaries, dwellings that provide a positive interface with Towcester Road and the internal estate roads, 'focal' dwellings at key junctions within the site, variation in the scale, form and massing of dwellings, traditional materials, sensitive boundary treatments and a design that mitigates the prominence of parking within the streetscene. Furthermore, it is expected that the development would deliver tree-lined streets in accordance with paragraph 131 of the NPPF.
- 8.27 Officers are satisfied that a suitable scheme can come forward under the reserved matters that would provide a high quality of development which respects the

character of the area. In principle, the application accords with relevant local design policies and guidance in the NPPF.

Residential amenity

- 8.28 There are not any existing residential properties close to the site that would be directly affected by the development with regards to privacy and outlook. The future layout of the site would need to ensure that adequate separation is provided between the new dwellings within the site. The new dwellings would also need to meet the Government's Nationally Described Space Standards, as a minimum, and provide suitable external amenity space.
- 8.29 The application site is in close proximity to a number of noise sources. The M1 motorway lies towards the north, Towcester Road lies to the west and a railway line runs parallel to the eastern boundary.
- 8.30 The application is supported by a Noise Assessment which considers the impact of noise and vibration from these roads and the railway line on the proposed development. The report concludes that noise and vibration does not pose a constraint to the proposed development, provided that appropriate mitigation is implemented. Mitigation is proposed to be provided through a combination of the site layout (to be agreed at reserved matters), acoustic barriers and building construction, for example glazing specification and ventilation.
- 8.31 The Council's Environmental Protection team have assessed the application and accept the findings of the applicant's Noise Assessment. There are no objections to the application subject to a condition requiring a scheme of mitigation. The scope of the required noise mitigation measures would be dependent on the layout and landscaping details that come forward at reserved matters stage.
- 8.32 Officers are satisfied that amenity considerations can be fully addressed through the reserved matters and conditions. The application is therefore considered to be in accordance with Policies H1, S10 and BN9 of the JCS, Policy 4 of the emerging Local Plan and guidance in the NPPF.

Flood risk and drainage

- 8.33 The site lies within Flood Zone 1 on the Environment Agency's Flood Map for Planning and is therefore at low risk of flooding from main river sources.
- 8.34 There is a watercourse approximately 300m to the north of the site (Wooton Brook) and this is shown to flood during extreme rainfall events. However, the Environment Agency Flood Map indicates that this does not breach the site boundary. Furthermore, the highest recorded depth of flooding is 900mm below the lowest existing level of the site and is over 2m below the indicative finished floor levels for the development.
- 8.35 The Environment Agency has been consulted and no objections have been raised to the proposed development.
- 8.36 The submitted Flood Risk Assessment (FRA) sets out the principles of a potential surface water strategy. This involves attenuating water on the site using a balancing pond or a combination of balancing pond and underground storage tank. The attenuation features would be designed to account for the necessary climate change allowance. Water would be discharged to the watercourse to the north of the site at a

restricted rate, which mimicked the existing rate of discharge from the site (Greenfield run-off rate).

- 8.37 The illustrative masterplan indicates how the drainage attenuation pond could be incorporated within the site, with the pond located at the low point to the north of the site and set within an area of landscaping/wetland.
- 8.38 The Lead Local Flood Authority has been consulted on the application and no objections have been raised, subject to conditions to secure a detailed surface water drainage design, a detailed scheme for the maintenance of the approved surface water infrastructure and a verification report for the installation of the approved system.
- 8.39 The FRA advises that the development will need to include a pumping station to deal with foul sewage, with a connection to the nearest foul sewer likely to be to the north of the site. Anglian Water have been consulted and no objections have been raised. The most recent response from Anglian Water does not recommend the imposition of any drainage conditions. It is therefore considered that detailed design of the foul drainage system would be adequately addressed through separate legislation under Section 104 of the Water Industry Act.
- 8.40 The application is considered to comply with BN7A and BN7 of the JCS, emerging Policy 7 of the emerging Local Plan 2 and guidance in the NPPF.

Ecology and trees

- 8.41 An Ecological Appraisal and Protected Species Report accompanies the application. This states that the site currently has a low biodiversity value and the main features of ecological value comprise boundary trees and hedgerow and these are to be retained. The main loss will be areas of semi-improved grassland. Biodiversity mitigation and enhancement is proposed through the landscaping of the site, including areas of diverse native grassland and shrub and tree planting and a potential wetland habitat associated with the drainage pond; the provision of bat and bird boxes; and a sensitive external lighting scheme. Boundary fences are to allow for the free movement of hedgehogs. The report also confirms that the development would not result in any significant harm to protected species.
- 8.42 The Council's ecological advisor has assessed the application. The main issue is that the development would result in a significant net biodiversity loss, as confirmed by the applicant's net gain calculation. Net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.
- 8.43 Paragraph 174 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. Policy 29a of the emerging Local Plan 2 seeks to support and enhance biodiversity and reflects the NPPF requirement to deliver a net gain. The policy requires all development proposals to provide a net gain in biodiversity through the creation or enhancement of habitats. This includes through incorporating and enhancing existing biodiversity features on and/or off site and consolidating, developing and enhancing functionality of ecological networks, including those beyond the Local Plan's boundary.

- 8.44 Notwithstanding the proposed mitigation and enhancement measures, the applicant's assessment indicates a net loss of 69.13%. The ecological advisor considers that the quantum of the type of development proposed would not allow for this to be offset and a net gain to be delivered through additional on-site measures alone.
- 8.45 Planning Practice Guidance states that biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures and this is reflected in Policy 29a of the emerging Local Plan. To offset the identified biodiversity loss and deliver a net gain, it is considered necessary to secure a financial contribution to be used for biodiversity enhancement off-site. This contribution would need to be secured through a Section 106 agreement.
- 8.46 The ecological advisor has also recommended several conditions to address ecological matters, many of which reflect the mitigation measures proposed by the applicant. These include a sensitive external lighting scheme, provision of integrated bat roost and/or bird nest bricks, 'hedgehog holes' within close boarded fencing, and a Construction Environment Management Plan (CEMP). It is also recommended that a Landscape and Ecological Management Plan (LEMP) be conditioned to ensure the new habitats on the site are properly maintained over time and that a condition be imposed regarding the soft felling of those trees that have been identified as having 'low' bat roost potential.
- 8.47 The arboricultural officer considers the principle of development to be acceptable and has no objections to the application. An arboricultural method statement is not considered necessary at this time, however, this may become necessary depending on the layout that comes forward at reserved matters. The requirement for a method statement can be reassessed when details of layout are submitted.
- 8.48 Subject to the aforementioned conditions and financial contribution, the application is considered to comply with Policy BN2 of the JCS, emerging Policy 29a of the Local Plan 2 and guidance in the NPPF.

Air quality

- 8.49 The application is supported by an Air Quality Assessment which considers the potential dust impacts on the local area from construction of the proposed development, the suitability of the site in air quality terms for the introduction of new residential receptors, and the potential impacts on air quality from traffic generated by the proposed development.
- 8.50 The report identifies that the site is close to an Air Quality Management Area (AQMA), which straddles the M1 motorway and lies over 50m to the south of the site. Site specific mitigation for dust is detailed in the report and after implementation predicted residual effects are expected to be negligible. A condition requiring a Construction Management Plan is recommended to mitigate the impact of construction and it is considered appropriate for the dust control measures to be incorporated as part of that.
- 8.51 For the operational phase of the development, modelling predicts that the site is suitable for the residential end use. The development would not introduce receptors into an area of existing poor air quality.
- 8.52 For existing receptors, the assessment concludes that impact from traffic generated from the development will not contribute to a significant adverse impact on air quality within the surrounding area. The nearby M1 AQMA is unlikely to be affected by

scheme generated traffic because Towcester Road does not add or receive traffic directly from the M1.

- 8.53 A range of measures are proposed to provide mitigation for air quality. These include electric vehicle charging points, provision of green infrastructure to form a vegetation barrier to Towcester Road and sustainable travel measures as set out in the submitted Travel Plan.
- 8.52 The Council's Environmental Protection team have considered the report and accept its conclusions. A condition is recommended to secure the air quality mitigation measures detailed within the submission. The application is considered to comply with Policies S10 and BN9 of the JCS, Policy 6 of the emerging Local Plan 2 and guidance in the NPPF.

Representations

- 8.54 Ten representations have been received from third parties and the planning issues raised have been summarised at section 7 of this report. East and West Hunsbury Parish Councils have also made comments on the application. Matters relating to air quality, the connectivity of the proposed development, traffic impact, flood risk and the suitability of the site for housing are addressed elsewhere in this appraisal.
- 8.55 One of the main issues raised in the public representations is the impact of the development on local facilities and services, including schools, doctors and dentists. These concerns also reflect comments from East Hunsbury and West Hunsbury Parish Councils with regards to the impacts of the development on local infrastructure. It is recognised that new development will increase demand for such services and to mitigate the impact of the development relevant planning obligations are sought through this application. Planning obligations are discussed in more detail at section 9 of the report but a contribution towards healthcare is required along with a contribution towards primary education provision. The proposal is also liable for a contribution towards secondary education provision under the Community Infrastructure Levy (CIL). The contributions are sought in line with consultee advice. These planning obligations would acceptably mitigate the impacts of the development proposed.
- 8.56 East Hunsbury Parish Council has suggested that the delivery of the school and local centre for the Northampton South SUE should be brought forward to accommodate the extra pressure on infrastructure associated with the proposal. There is no basis to link the current application to the delivery of a separate development through the planning process.
- 8.57 West Hunsbury Parish Council has commented that trees should be planted around the crematorium to screen the proposed development site and to maintain the tranquillity and peace of the crematorium. The existing trees to Towcester Road that flank the eastern site boundary would remain in situ (except for where the access is proposed) and the submission indicates that landscaping would be provided towards this boundary. Details of the landscaping are reserved for future approval. Officers consider that existing and new planting would provide an appropriate buffer to the crematorium.

Other matters

- 8.58 Land contamination information has been provided in the form of a Phase 1 Geo-Environmental Desk Study. The site is deemed to be of low risk to both human health

and controlled water receptors and there appears to be no significant geo-environmental obstacle to redevelopment of the site as proposed.

- 8.59 Environmental Protection accept the Phase 1 report and have recommended that an intrusive site investigation report is provided for the purposes of the detailed design phase and to determine any ground remediation measures required, as localised disturbed ground may be present to the extreme north of the site associated with construction and the slurry and methane pipelines running through the site. A suite of conditions are recommended to secure the intrusive investigation works, site remediation and validation of the remediation (as may be necessary).
- 8.60 There is a high-pressure gas pipeline running through the northern part of the application site. An easement exists to this pipeline and the illustrative masterplan makes provision for this by avoiding buildings in this area. Cadent Gas have not raised any objection to the application however the comments raised in their consultation response will need to be taken into account by the developer when designing the detailed site layout. There is also a slurry pipeline in the same part of the site which also requires an easement.
- 8.61 The Council's archaeology advisor has recommended that a condition be imposed to secure a programme of archaeological investigation. This reflects the moderate potential for Iron Age – Romano-British features to be present within the application site, as identified within the application submission. Such a condition is considered appropriate.
- 8.62 Northamptonshire Police have not raised any objections to the application. The illustrative masterplan was amended to relocate the children's play area to a central position within the site, which would enable better natural surveillance of it. Northamptonshire Police would be consulted on the reserved matters submission and would provide detailed comments on crime prevention measures at that stage.
- 8.63 The applicant has provided a detailed response to the comments from the Minerals Planning Authority with regards to the location of the site within a Minerals Safeguarding Area (MSA) and Policy 28 of Northamptonshire Minerals and Waste Local Plan (NMWLP). This advises that there is no viable mineral resource beneath the site which could be liable to commercial extraction, either now or in the future. The site is considered to be a suitable site for development on the basis of its allocation for housing in the emerging Local Plan 2 and Officers accept that the proposal would not sterilise any significant mineral resources. The application is therefore deemed to be in accordance with Policy 28 of the NMWLP.
- 8.64 The Strategic Planning team (former County Planning team) has recommended a financial contribution towards libraries and a fire hydrant as well as a condition requiring details for the provision of fire hydrants and sprinkler systems. However, there is no policy basis to secure this and as such they could not be sought through this planning application.
- 8.65 The applicant has provided an Energy and Sustainability Statement which sets out measures to promote sustainable development and mitigate the impact of the development on climate change. This includes a range of methods of achieving high levels of energy efficiency and reduced carbon emissions such as adopting a fabric first approach, Low Zero Carbon and renewable technologies for heating and principles of passive design. The document demonstrates, in broad terms, how the proposed development can meet the objectives of Policies S10 of the JCS, Policy 5 of the emerging Local Plan and guidance in the NPPF in terms of sustainability and

climate change. It is considered that the report provides a sound basis to inform the detailed design of the scheme. Details of the mitigation measures that are to be incorporated into the final design are recommended to be secured by condition.

Affordable Housing and Section 106 Developer Contributions

- 8.66 Policy H2 of the JCS requires the provision of 35% affordable housing to be provided as a proportion of the total number of dwellings to be delivered on the site and provided as an integral part of the development.
- 8.67 The development would provide 35% affordable housing to be secured by a Section 106 legal agreement. The precise number of dwellings and housing mix/tenure will be agreed as part of the S106 and subsequent reserved matters approval.
- 8.68 In addition the following obligations and financial contributions will be secured by way of a Section 106 agreement to ensure appropriate infrastructure is provided to mitigate the impacts of the development:
- 35% affordable housing provision on-site (tenure split to be agreed)
 - Early Years Services (subject to further assessment) and Primary education provision
 - Healthcare
 - Off-site biodiversity net gain contribution
 - Employment training
 - On-site open space and children's play provision and arrangements for its future maintenance and management
 - Travel plan monitoring fee
 - Monitoring fee
- 8.69 Secondary education provision is to be secured through CIL.
- 8.70 The proposed off-site highway works are to be delivered through a separate Section 278 agreement, with details of the proposed works and their provision to be secured by a planning condition.

9. FINANCIAL CONSIDERATIONS

- 9.1 The development is CIL liable.

10. PLANNING BALANCE AND CONCLUSION

- 10.1 The application is seeking permission for the principle of up to 60 dwellings on the site and the proposed means of access from Towcester Road.
- 10.2 The site is allocated for housing in the emerging Local Plan Part 2, and this carries significant weight in the determination of the application.
- 10.3 The principle of the proposed development is in accordance with the site's emerging allocation and the maximum quantum of development is consistent with the site's capacity in the emerging Plan. The development would therefore contribute towards the Council's housing delivery targets as set out in the emerging Plan.
- 10.4 The proposed point of access to the site is acceptable in highway safety terms.

- 10.5 The site is in a sustainable location based on its allocation for housing and the connectivity of the site to existing and planned development would be enhanced as part of the scheme.
- 10.6 It is considered that the identified impacts of the proposed development can be satisfactorily mitigated through conditions and planning obligations.
- 10.7 Details of the layout, scale, appearance and landscaping of the site are all reserved for future approval.
- 10.8 The proposed development is considered to be acceptable and would be in accordance with Policies 13 and 38 of the emerging Local Plan 2, Policies H1, H2 and S10 of the West Northamptonshire Joint Core Strategy as well as guidance in the NPPF. The application is also in accordance with all other relevant policies and guidance set out in this report subject to the conditions set out below.

11. RECOMMENDATION

- 11.1 The application is recommended for 'approval in principle' subject to the completion of a Section 106 agreement and the conditions as set out below with delegated authority to the Assistant Director for Place and Economy to approve any amendments to those conditions as deemed necessary.

Submission of reserved matters

1. Approval of the details of the appearance, landscaping, layout and scale ("the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only granted under Article 5(1) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended).

Time limit for submission of reserved matters

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

Time limit for commencement of development

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

Access and highway works

4. No development above floor slab level shall take place until full engineering, drainage and constructional details of the proposed works to form: the vehicular access off Towcester Road; the dedicated right turn access to the development site; the proposed footway/cycleway link to Towcester Road extending to the north of the proposed access and; the proposed footway to Towcester Road extending to the

south of the proposed access, as indicated on drawing number 05054-GA-0001 P01, have been submitted to and approved in writing by the Local Planning Authority. The highway works so approved shall be provided in full before any dwelling is first occupied and shall thereafter be retained as such.

Reason: In the interests of highway safety and to promote opportunities for sustainable and active travel, in accordance with Policies C2 and S10 of the West Northamptonshire Joint Core Strategy, Policies 6, 27 and 33 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

Contamination investigation and risk assessment

5. Prior to the commencement of the development hereby permitted, an investigation and risk assessment, in addition to any assessment provided with this planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - ground waters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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, Policy 6 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

Remediation scheme

6. Prior to the commencement of the development hereby permitted, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings, and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.

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,

Policy 6 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

Completion of remediation and verification report

7. The remediation scheme approved pursuant to condition 6 must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be produced, and is subject to the approval in writing of the Local Planning Authority.

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, Policy 6 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

Unexpected contamination

8. 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 5, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 6, 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 7.

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, Policy 6 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

Construction and Environmental Management Plan for amenity and highway safety

9. A Construction and Environmental Management Plan (CEMP) to mitigate the impacts of the construction of the development shall be submitted to and approved in writing by the Local Planning Authority before development commences. The CEMP shall include details of:

- measures to control noise and vibration from construction activities and machinery
- measures to control the emission of dust and dirt during construction
- measures to prevent mud and other such material migrating onto the highway from construction vehicles
- hours of construction work
- design of construction access
- the parking and turning of vehicles of site operatives and visitors

- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding
- a scheme for waste minimisation and recycling/disposing of waste resulting from the construction works

The approved CEMP shall be adhered to throughout the construction of the development.

Reason: To mitigate the impact of the construction of the development in the interests of residential amenity and highway safety. This is a pre-commencement condition to ensure timely submission of details.

Surface water drainage scheme

10. No development shall take place until 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 has been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) Full details (including designs, diameters, invert and cover levels, gradients and dimensions) of all elements of the proposed drainage system, including pipes, inspection chambers, outfalls/inlets and attenuation basins. Details of the drainage system shall be accompanied by full and appropriately cross-referenced supporting calculations.
- b) A 10% allowance for urban creep within the calculations
- c) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and any other flow control devices.
- d) Infiltration test results to BRE365.

The surface water drainage scheme shall be provided in accordance with the approved details before the development is first brought into use.

Reason: To prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site, and to accord with Policies BN7A and BN7 of the West Northamptonshire Joint Core Strategy, Policy 7 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

Maintenance of surface water drainage infrastructure

11. No development shall take place until a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system approved pursuant to condition 11 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development. The maintenance plan shall be carried out in full thereafter.

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. This is to accord with Policies BN7A and BN7 of the West Northamptonshire Joint Core Strategy, Policy 7 of the emerging

Local Plan 2 and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

Verification report for installed surface water drainage

12. No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the Flood Risk Assessment and Outline Drainage Strategy (ref 20-0415-RGL-ZZ-XX-RP-C-0001 rev S2-P03, dated 24th March 2021, prepared by Rolton Group) has been submitted in writing by a suitably qualified independent drainage engineer and approved 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
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges
- e) CCTV 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. This is to accord with Policies BN7A and BN7 of the West Northamptonshire Joint Core Strategy, Policy 7 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

Archaeology

13. No development shall take place until the applicant or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of archaeological research in accordance with Policies BN5 and S10 of the West Northamptonshire Joint Core Strategy, Policies 2 and 27 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

Construction Environmental Management Plan for biodiversity

14. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall incorporate the recommendations of the Ecological Appraisal & Protected Species Report prepared by FPCR, dated March 2021 (Rev A) and shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To mitigate the impact of the construction of the development on biodiversity and to accord with Policy BN2 of the West Northamptonshire Joint Core Strategy, Policy 29 (as modified) of the emerging Local Plan Part 2 and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

Method statement for tree removal

15. A method statement for the removal of the trees identified as T1-T3 in the Ecological Appraisal & Protected Species Report prepared by FPCR, dated March 2021 (Rev A) shall be submitted to and approved in writing by the Local Planning Authority before these trees are removed. The trees shall be felled in accordance with the approved method statement.

Reason: In the interests of biodiversity and to accord with Policy BN2 of the West Northamptonshire Joint Core Strategy, Policy 29 (as modified) of the emerging Local Plan Part 2 and guidance in the National Planning Policy Framework.

Landscape and Ecological Management Plan

16. A landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: In the interests of biodiversity and to accord with Policy BN2 of the West Northamptonshire Joint Core Strategy, Policy 29 (as modified) of the emerging Local Plan Part 2 and guidance in the National Planning Policy Framework.

External lighting scheme

17. Details of all external lighting for the development shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is first

occupied. The lighting scheme shall be designed in accordance with the recommendations in the Ecological Appraisal & Protected Species Report prepared by FPCR, dated March 2021 (Rev A). The external lighting for the development shall be provided in accordance with the approved details and retained as such.

Reason: In the interests of biodiversity and to accord with Policy BN2 of the West Northamptonshire Joint Core Strategy, Policy 29 (as modified) of the emerging Local Plan Part 2 and guidance in the National Planning Policy Framework.

Bat and bird boxes

18. A scheme for the provision of bat roosting and bird nesting opportunities to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority before any development above floor slab level. The scheme shall be designed in accordance with the recommendations in the Ecological Appraisal & Protected Species Report prepared by FPCR, dated March 2021 (Rev A). The approved bat roosting and bird nesting opportunities shall be provided in accordance with the approved details and retained as such.

Reason: In the interests of biodiversity and to accord with Policy BN2 of the West Northamptonshire Joint Core Strategy, Policy 29 (as modified) of the emerging Local Plan Part 2 and guidance in the National Planning Policy Framework.

Hedgehogs

19. Details of 'landscaping' submitted pursuant to condition 1 shall include measures to allow the free movement of hedgehogs ('hedgehog holes'). The landscaping shall thereafter be provided in accordance with the approved details and retained as such.

Reason: In the interests of biodiversity and to accord with Policy BN2 of the West Northamptonshire Joint Core Strategy, Policy 29 (as modified) of the emerging Local Plan Part 2 and guidance in the National Planning Policy Framework.

Noise mitigation

20. Details of 'layout' and 'landscaping' submitted pursuant to condition 1 shall include details of a noise attenuation scheme to protect future occupiers of the development from noise. The scheme shall have regard to the mitigation measures detailed within section 6 of the Noise Impact Assessment prepared by Resound Acoustics dated March 2021 (report reference RA00682 – Rep 1 Rev0), and shall include full details and specifications of the façade, windows, glazing, ventilation, internal floors and internal walls, and measures to protect external amenity space. The scheme shall demonstrate that the internal noise levels for each dwelling achieve the recommended internal ambient guideline values outlined in paragraph 7.7.2 and Table 4 of BS8233:2014, and external noise levels meet the requirements for external amenity spaces outlined in paragraph 7.7.3.2 of BS8233:2014. No dwelling shall be occupied until the approved noise attenuation scheme has been implemented in full for that dwelling.

Reason: In the interests of the residential amenity of the end users of the development and to accord with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

Air quality mitigation

21. The development shall be provided in accordance with the proposed Type I and Type II air quality mitigation measures as detailed within the Air Quality Assessment prepared by Resound Environment, dated March 2021 (reference RE00069 – Rep 1).

Reason: To mitigate the impacts of the development on air quality and to accord with Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

Electric vehicle charging points

22. Details for the provision of electric vehicle charging points for the development (one per dwelling) shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is first occupied. The approved charging points shall be provided before the dwelling to which it relates is first occupied and shall thereafter be retained.

Reason: To ensure the provision of adequate facilities in accordance with the Northampton Parking Standards Supplementary Planning Document (2019) and to accord with Policy S10 of the West Northamptonshire Joint Core Strategy.

Travel Plan

23. The measures and initiatives detailed in the approved Travel Plan prepared by PJA, dated April 2021 (reference 05054, Rev A), shall be implemented in full and delivered in accordance with the Action Plan set out in Table 8.1.

Reason: To comply with the objectives of achieving sustainable development by promoting sustainable travel and to mitigate the impact of the development on climate change and air quality. This is to accord with Policies S10 and C2 of the West Northamptonshire Joint Core Strategy, Policies 6 and 32 of the emerging Local Plan Part 2 and guidance in the National Planning Policy Framework.

Footway/cycle link to eastern boundary

24. Details of 'layout' submitted pursuant to condition 1 shall include details of a shared footway and cycle link within the site that connects to the eastern site boundary and is designed to facilitate access between the development site and the undeveloped land to the east (emerging housing allocation reference 1144). The details shall include construction details, details of the timing of its delivery and details/measures to ensure that the footway/cycleway is accessible to the public in perpetuity. The development shall be provided in accordance with the details so approved and retained thereafter.

Reason: To facilitate walking and cycling connections between the site and planned development to the east in order to enhance the sustainability of the development, and to accord with Policies S10 and C2 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

Energy and sustainability

25. Details of 'layout' and 'appearance' submitted pursuant to condition 1 shall include a scheme detailing the energy and sustainability measures that are to be incorporated

into the final development, and which are discussed within the submitted Energy and Sustainability Statement prepared by Carbon Green Consulting (Document reference: Final, dated 18/03/21). The development shall be provided in accordance with the details so approved and shall thereafter be retained as such.

Reason: To mitigate the impact of the development on climate change and to accord with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy 5 of the emerging Local Plan and guidance in the National Planning Policy Framework.
