

Application Number: WNS/2021/1570/MAF

Location: Land Adj Park Hall Farm Watling Street Heathencote

Proposal: Residential development of 211 dwellings with associated access, parking, public open spaces, landscaping and other associated works.

Applicant: Persimmon Homes Midlands

Agent:

Case Officer: Daniel Callis

Ward: Towcester and Roade

Reason for Referral: Major development

Committee Date: 14/02/2022

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

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

Proposal

Full planning application for the erection of 211 dwellings with associated access, parking, public open space, landscaping and other associated works.

The development would be integrated into, and take access through, the surrounding Sustainable Urban Extension (SUE) of 2,750 dwellings.

Consultations

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

- Highways, Towcester Town Council and Northamptonshire Archaeological Society

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

- Paulerspury Parish Council, WNC Planning Policy, WNC Strategic Housing, WNC Archaeology, WNC Ecology, WNC Environmental Protection, WNC External Funding, National Highways, Anglian water, Crime Prevention Design Advisor, Nene CCG, Towcester Local History Society

Comments from the Lead Local Flood Authority are still awaited.

10 letters of objection have been received and no letters of support have been received.

Conclusion

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

The key issues arising from the application details are:

- Principle of Development
- Highway safety, access and parking
- Character of the area
- Ecology
- Archaeology
- Drainage and flooding
- Noise, air quality and land contamination
- S106 contributions

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 consists of a parcel of land towards the eastern corner of the Towcester South SUE. The site itself is irregular in shape and extends to 5.67ha.
- 1.2 The site comprises a gently sloping field which is currently in agricultural use. There are no buildings or structures within the site.
- 1.3 The site sits fully within the boundaries of the wider SUE development and will be closely surrounded by built development on almost three sides. The southern boundary runs parallel with the new Towcester Relief Road and the south-western boundary adjoins a land parcel for employment use. The site also shares a boundary with the sports pitches to the east of the site and further to the north and west of the site are other residential, employment, community and educational uses – all which form part of the wider SUE development.

2. CONSTRAINTS

- 2.1. The following constraints apply to the site:
 - The application site is within the allocated SUE.
 - The site is fully within Towcester Town Confines.
 - The site is adjacent to an area of Archaeological Interest.
 - The site is within 2km of 3 Local Wildlife Sites.
 - The site is fully within Flood Zone 1 (lowest risk)

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. The development is for 211 dwellings, comprising a mixture of 1 and 2 bedroom flats and 2, 3 and 4 bedroom dwellings. The scheme proposes 40% affordable housing (84 units), made up of 1 and 2 bedroom flats, 2 bedroom bungalows and 2, 3 and 4 bedroom

houses. The affordable units are split into 5 separate clusters spread across the site. The overall density of development is 43.1 dwellings per hectare.

- 3.2. The proposal also includes provision of a 'local equipped area of play' (LEAP) and a separate dedicated 'teenage zone', as well as some modest areas of public open space.
- 3.3. *Timescales for Delivery:* The applicant/agent has advised that, in the event that planning permission is granted, they anticipate development commencing by Summer 2022 with the first houses being occupied by the end of 2022.

4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
S/2007/0374/OUT WNS	Outline planning application for the Towcester South SUE, comprising up to 2,750 dwellings, employment land to support B1, B2 and B8 uses; a main Local Centre (food store, retail units, public house/restaurant, doctors surgery/medical centre, nursery/crèche and community hall); a support local centre (corner shops, takeaways); mixed use commercial area to accommodate Class C1 Hotel with conference and leisure facilities; two new primary schools; areas of public open space and strategic landscaping, incorporating new formal Sports Pitches, and combined community facility and Pavilion and parking and new allotments; the provision of the Towcester Relief Road connecting the A5T to the A43T; surface water/flood management works and necessary related engineering works for drainage and services.	APPROVED 27 th March 2015

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
- S2 – Hierarchy of centres
- S3 – Scale and distribution of housing development
- S5 – Sustainable Urban Extensions
- S10 – Sustainable Development Principles
- S11 – Low Carbon and Renewable Principles
- H1 – Housing density and mix and type of dwellings
- H2 – Affordable housing
- BN1 – Green infrastructure connections
- BN2 – Biodiversity
- BN7A – Water Supply, Quality and Wastewater Infrastructure
- BN7 – Flood risk
- INF2 – Contributions to Infrastructure Requirements
- T1 – Spatial strategy for Towcester
- T3 – Towcester South Sustainable Urban Extension

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)
- SDP2 (health facilities and wellbeing)
- INF1 (infrastructure delivery and funding)
- INF4 (EV charging points)
- GS1 (open space, sport and recreation)
- HE2 (scheduled ancient monuments & archaeology)
- NE4 (trees, woodlands and hedgerows)
- NE5 (biodiversity and geodiversity)

Paulerspury Neighbourhood Plan (NHP)

5.5. The site falls within the designated area for a Paulerspury Neighbourhood Plan, which was formally designated by SNC in September 2017. There has not been any further progress on developing the Neighbourhood Plan since the initial designation, so there are no relevant policies to apply.

Material Considerations

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Supplementary Planning Guidance

- Parking: Standards and Design (SPD)
- Developer Contributions (SPD)
- Housing (SPD)
- SNC Design Guide

6. RESPONSE TO CONSULTATION

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

Consultee Name	Comment
Towcester Town Council	<p>Object The development no longer meets the original brief of a mixed-use development offering community facilities.</p> <p>Should the WNC Strategic Planning Committee approve the application, the Town Council would expect the S106 and CIL Funding generated by the development to be allocated to support overstretched community facilities, i.e. medical services and secondary education.</p>
Paulerspury Parish Council	<p>No objection The site is a long distance from the town centre, so will add to car journeys within the town (rather than walking/cycling).</p> <p>The loss of employment land within the SUE will result in more out-commuting. Lack of public transport connections. Additional pressure on already congested local road network.</p> <p>Impact upon archaeology should be properly considered and mitigated.</p> <p>Overall quantum of development within the SUE should not exceed the provisions of WNC policy T3(a) and approval of this scheme should not detrimentally impact the delivery of the SUE already consented.</p>
WNC Planning Policy	<p>No objection The principal of development is generally compliant with Policy. Approval of this scheme should not detrimentally impact the delivery of the SUE already consented.</p>
WNC Highways	<p>Objection The Transport Statement is not acceptable. Also made comments on the proposed highway layout.</p> <p><i>Comments on revised Transport Statement and amended layout and are currently awaited.</i></p> <p>Request financial contribution towards provision of public transport.</p>
WNC Archaeology	<p>No objection Request conditions for further archaeological investigation.</p>
WNC Strategic Housing	<p>No objection Previously commented on the mix of affordable units proposed.</p> <p><i>Officers are currently awaiting a revised response based on the amended scheme.</i></p>

WNC Environmental Protection	No objection Request conditions relating to: noise; construction management; land contamination, and; EV charging
WNC Ecology	No objection Notes that the proposal results in the loss of a length of 'important hedgerow' and requests that no further loss occur within the wider SUE. Highlights that future submissions should be guided by the mitigation measures detailed in the Environmental Statement and Green Infrastructure Strategy that was submitted with the outline application and the site wide Ecological Mitigation and Enhancement Plan (EMP) by BSG ecology dated 22nd May 2017.
WNC External Funding Partnership	No objection Request financial contributions towards primary education, secondary education, early years education, libraries. Also, request provision of 4 fire hydrants within the site, to be secured via condition.
National Highways	No objection Request Conditions
Crime Prevention Design Advisor	No objection This layout has a number of design features which do nothing to reduce opportunities for crime and in some respects positively encourage it. There is an extensive use of rear parking courts with inadequate overlooking from within the dwelling Where rear alley way access points are mid-way between parking bays this can create problems, especially if bin access is denied. This should be considered. The access points should be secured with a key operable mortice lock operable from both sides for convenience. There are metal full height gates shown on the drawings for the apartment blocks, which should be lockable in a similar way.
Anglian Water	No objection Request conditions relating to foul and surface water drainage
Lead Local Flood Authority	No response yet received
NHS Northamptonshire CCG	No objection Request financial contribution towards provision of primary healthcare facilities in the local area to off-set the increased demand
Towcester Local History Society	No objection The southeast corner of the development area is clearly a significant Iron Age / Early Roman settlement
Northamptonshire Archaeological Society	Objection The amount of archaeology identified in the evaluation process is of local and regional importance, having the potential to significantly increasing our understanding and insight into the expansion of the Catuvellauni into this area. We are concerned to that not enough consideration is being given to proper excavation, especially since so much evidence will be destroyed by this development.

7. RESPONSE TO PUBLICITY

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

7.1. There have 10 objections, raising the following comments:

- Loss of open countryside

- Impact on already congested local traffic
- Potential harm to the neighbouring property in Pontefract Avenue (plot 582) – request a brick wall to their boundary at least 2m tall
- Reducing the land available to deliver the employment will make it too cramped and, therefore, unattractive (compromising viability)
- Local infrastructure already struggling to cope with growing population
- Loss of farmland/agricultural livelihoods

8. APPRAISAL

Principle of Development

Housing delivery

- 8.1. Policy SS1 of the LPP2 advises that proposal for new development will be directed towards the most sustainable locations in accordance with the District's settlement hierarchy with Towcester identified as a top tier, first category settlement.
- 8.2. The site falls within the Towcester town confines, as set out in 'Inset 76' of the LPP2. LPP2 Policy LH1 states that "*Residential development within town and village confines as defined on the Proposals Map, and within the boundary of the NRDA will be acceptable in principle where it:*
- a) provides for an appropriate mix of dwellings in accordance with Policy LH10 of this Plan; and*
 - b) would not result in harm to the character of the area or the loss of public or private open spaces that contribute positively to the local character of the area (including residential gardens); and*
 - c) does not need substantial new infrastructure or other facilities to support it; and*
 - d) would not displace an existing viable use such as employment, leisure or community facility"*
- 8.3. The Towcester South SUE itself is subject of Policy T3 of the LPP1 which makes provision for "*in the region of 3,000 dwellings – of which a minimum of 2,100 are to be delivered during the plan period to 2029*". The existing outline planning permission is for up to 2,750 dwellings. The additional 211 proposed here would take the total to 2,961, which is still within the policy expectation.
- 8.4. Overall, therefore, the proposal is considered to comply with the Development Plan policies relevant to housing delivery.

Impact on other requirements for the SUE

- 8.5. With regard to Policy T3, there is a requirement for "*at least 15.5Ha of employment land*" within the SUE. However, rather than stipulating an amount of land for employment, the outline planning permission (S/2007/0374/OUTWNS - condition 3) set a maximum floor area of employment [emphasis added], and the respective breakdown of that floor area into use classes (B1, B2 and B8).
- 8.6. There are two areas of employment land reserved in the masterplan for the overall SUE, one towards the eastern end, near the A5, and another, larger, area towards the western end near the A43. The applicant has conducted a more detailed assessment of the amount of land required to deliver the floor space needed in the eastern employment area and concluded that the area earmarked in the SUE masterplan is larger than necessary.

- 8.7. In addition, Policy T3 requires provision of 2 mixed use local centres within the SUE. The outline planning permission for the wider SUE again stipulates (condition 29) maximum floor areas for the various uses (retail, public house, nursery, etc.) for the 'Main Local Centre' within the Eastern Mixed-Use Area. This would only occupy a small proportion of the mixed-use area earmarked in the SUE masterplan. As a mixed-use area, the remainder of this area would always have been acceptable for residential use.
- 8.8. In light of the above, the proposal does not prevent or obstruct the delivery of the important supporting non-residential uses within the extant outline permission for the wider SUE. There would be no loss of employment, retail or other uses already stipulated in the outline permission.
- 8.9. In addition, the proposal does not impinge upon any of the strategically important areas of open space, children's play or formal sport facilities within the SUE.

Summary

- 8.10. The proposal is for additional housing over and above the 2,750 dwellings approved in the extant outline planning permission. The overall quantum of development remains within and compliant with the requirements of LPP1 Policy T3. The scheme makes use of land which is otherwise surplus to the requirements of delivering the extant outline permission and does not prevent or obstruct any of the necessary elements of that permission. The site is within the town confines and the scheme is compliant with relevant policies for housing delivery. Overall, therefore, the general principle of the proposal is considered acceptable (subject to assessment of individual materials considerations below).

Highway safety, access and parking

- 8.11. The application takes access from the main spine roads through the wider SUE. All accesses are considered satisfactory and to comply with the Local Highway Authority's adoption standards for safety, etc. Within the site the road layout reflects the hierarchy of the wider SUE and is considered acceptable.
- 8.12. The layout provides for strong pedestrian and cycle connection with the wider SUE (both adjoining parcels of housing and adjacent open spaces). The site is in close proximity to the new primary school, local centre and employment land, as well as the future bus stops on the SUE's primary spine road (to be installed once the first section of the relief road opens), all of which should encourage the use of alternative modes of transport to the private car.
- 8.13. In terms of wider impacts on the local highway network, the applicant has submitted a revised Transport Statement. The Local Highway Authority has been re-consulted and their comments are awaited. An update will be provided as a written or verbal update to the Committee meeting.
- 8.14. The parking layout has been designed in line with the adopted Parking Standards SPD. Allocated residential parking is to be provided at a rate of 1 no. car space per 1 bedroom dwellings, and 2 no spaces per dwelling for units with 2 or more bedrooms. Some larger dwellings also have a garage.
- 8.15. Cycle parking spaces for individual dwellings will be provided within the curtilage of the dwelling. Cycle parking is either accommodated within garages, sheds or with apartments provided in a secure communal facility.

- 8.16. In light of the above, and subject to the awaited response from the LHA to the amended Transport Statement, the proposed development is considered to be compliant with Policies S10 and T4 of the adopted LPP1 and Policies SS2 and INF4 of the adopted LPP2.

Impact on Character of Area

- 8.17. The site lies fully within the envelope of the SUE (defined by the new relief road currently under construction), being land previously reserved for delivering employment and mixed-use development. As a result, built development on this site is already anticipated, and the resulting impact of loss of open countryside accepted.
- 8.18. In terms of the impact upon and relationship with the surrounding SUE development, the proposed house types are predominantly duplications of those already approved on previous phases of the SUE development, with matching material palettes and detailing. As a result, the proposed development fully accords with the Design Code for this part of the SUE and would blend seamlessly with the adjoining parcels of development.
- 8.19. The proposals do include some 3 storey apartment blocks, which are not something experienced previously on the SUE. However, these blocks have been carefully designed and will represent a high-quality addition to the development, helping to add variety and visual interest, act as landmark buildings and secure a strong sense of place in the 'core' area of the SUE around the primary school, local centre (which is also expected to deliver 3 storey development) and employment land.
- 8.20. Overall, therefore, the proposal is considered to comply with LPP2 Policy SS2.

Impact on archaeology

- 8.21. The site has been subject to geophysical survey and a limited amount of trial trenching. These works have identified, but not closely defined, an area of late Iron Age/early Roman occupation which lies in the southern part of the application area and extends into the adjacent site, where sports pitches are to be located. In the area of the sports pitches the site is to be preserved but this is not feasible for the residential proposals.
- 8.22. The central/western part of the site has been excavated but the resulting report not yet published. This excavation was focused on a drove way but also found evidence for occupation and burial activity dating from the Iron Age. A narrow strip along the southern edge formed part of a second investigation area, also not yet published; this identified pits, postholes and a probable kiln.
- 8.23. Mitigation in the form of open area investigations is, therefore, required for the application site. Excavations on other areas of the Towcester Vale development has demonstrated that while the geophysics results are generally helpful, they do not always show clearly the extent of settlement areas, and the geophysics cannot, therefore, be taken to show the whole extent of the settlement in the south eastern part of the application site. The mitigation strategy, therefore, will need to take account of this and allow contingency measures to extend open area investigations where the archaeological remains can be seen to continue outside initial areas.
- 8.24. Notwithstanding this, WNC Archaeology are satisfied that the potential archaeology does not represent an over-riding constraint to development, provided that adequate provision is made via condition for the investigation and recording of any remains. As a result, the proposal is considered to accord with Policy HE2 of the LPP2 and NPPF paragraph 205.

Ecology Impact

Legislative context

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

Policy Context

- 8.27. Paragraph 170 of the NPPF states that Planning policies and decisions should contribute to and enhance the natural and local environment by (amongst others): a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and d) minimising impacts on and providing net gains for biodiversity. Paragraph 175 states that planning authorities should refuse planning permission if significant harm to biodiversity cannot be avoided, adequately mitigated, or, as a last resort, compensated for and should support development whose primary objective is to conserve or enhance biodiversity. Opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 8.28. Paragraph 180 of the NPPF states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should (amongst others) limit the impact of light pollution from artificial light on nature conservation.
- 8.29. National Planning Practice Guidance (PPG) states that Local Planning Authorities should only require ecological surveys where clearly justified, for example if there is a reasonable likelihood of a protected species being present and affected by development. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity.
- 8.30. Policy NE3 of the LPP2 seeks to conserve and wherever possible enhance green infrastructure. Policy NE4 seeks to protect and integrate existing trees and hedgerows wherever possible and requires new planting schemes to use native or similar species and varieties to maximise benefits to the local landscape and wildlife. Policy NE5 requires that proposals aim to conserve and enhance biodiversity and geodiversity in order to provide measurable net gains. Development proposals will not be permitted

where they would result in significant harm to biodiversity or geodiversity, including protected species and sites of international, national and local significance, ancient woodland, and species and habitats of principal importance identified in the United Kingdom Post-2010 Biodiversity Framework.

- 8.31. Policy BN2 of the LPP1 states that development that will maintain and enhance existing designations and assets or deliver a net gain in biodiversity will be supported. Development that has the potential to harm sites of ecological importance will be subject to an ecological assessment and required to demonstrate: 1) the methods used to conserve biodiversity in its design and construction and operation 2) how habitat conservation, enhancement and creation can be achieved through linking habitats 3) how designated sites, protected species and priority habitats will be safeguarded. In cases where it can be shown that there is no reasonable alternative to development that is likely to prejudice the integrity of an existing wildlife site or protected habitat appropriate mitigation measures including compensation will be expected in proportion to the asset that will be lost. Where mitigation or compensation cannot be agreed with the relevant authority development will not be permitted.

Assessment

- 8.32. Natural England's Standing Advice states that an LPA only needs to ask an applicant to carry out a survey if it's likely that protected species are present on or near the proposed site.
- 8.33. The application is supported by a detailed Ecological Appraisal which concluded that:
- The loss of arable agricultural land has a negligible impact
 - There will be a loss of existing hedgerow and two trees
 - There will also be loss of low grade potential habitat for brown hare, harvest mouse, hedgehog and polecat
 - There would be an impact upon badgers, but unlikely to require mitigation
 - The loss of existing hedgerow may affect bat commuting routes
 - Low level impact upon nesting birds and reptiles
- 8.34. In terms of mitigation and enhancement, the scheme proposes:
- Retention of part of the existing hedge and 2 mature trees
 - A range of new habitats, including 2 new lengths of hedgerow traversing the site and providing wildlife corridors
 - Provision of hedgehog 'gates' in all boundary fences
 - Provision of 10 house sparrow nest boxes and 12 swift nest boxes on the new dwellings
- 8.35. Officers are satisfied, on the basis of the advice from the Council's Ecologist and the absence of any objection from Natural England, and subject to conditions, that the welfare of any EPS found to be present at the site and surrounding land will continue and be safeguarded notwithstanding the proposed development and that the Council's statutory obligations in relation to protected species and habitats under the Conservation of Habitats & Species Regulations 2017, have been met and discharged.
- 8.36. The loss of hedgerow is regrettable but is offset by the provision of two new lengths of hedgerow traversing the site, providing wildlife connectivity and improved habitats.

Drainage and flooding

- 8.37. The site lies fully within Flood Zone 1 (lowest risk). The foul and surface water drainage from the site will feed into the systems serving the whole SUE and, therefore, will be

adequately catered for. There is no objection from Anglian Water and any details outstanding will be dealt with via condition.

Noise, air quality and land contamination

Noise

- 8.38. A Noise Assessment has been submitted, which confirms that acceptable internal noise levels can be achieved with appropriate glazing specifications and acoustic trickle vents for the dwellings fronting the Relief Road. Furthermore, acceptable external noise levels will also be achieved in most gardens with small sections of garden fences replaced with acoustic barrier walls in limited areas adjacent to the sport pitches.
- 8.39. On the basis that the proposed development will not give rise to a material increase in traffic flows on the surrounding road network when compared to the consented employment use of the area, traffic noise was excluded from the assessment.
- 8.40. WNC Environmental Health comments that, given the proximity to the employment land, the new proposed housing may restrict the type of commercial activity that would be acceptable on that land. It should be noted, however, that that consented mix of employment uses is predominantly B1, which is deemed compatible with residential use. Other uses (B2 and B8) could be sited away from edge of the employment area abutting the residential units in order to achieve both an acceptable arrangement and mix of uses.
- 8.41. In addition, they comment that frequency of use of the sports pitches has not been confirmed, so it is not possible to accurately predict noise levels at this stage. Therefore, whilst the proposed mitigation is understood, the specification cannot be approved in light of the information above. In addition, the calculations relating to glazing do not make any allowance for opening windows or the incorporation of permanent ventilation to the dwellings.
- 8.42. WNC Environmental Protection conclude that the report presents a reasonable preliminary look at the acoustic environment. However, as more detail is required, a condition requiring the submission and approval of further noise information is necessary.

Air quality

- 8.43. An Air Quality Assessment has also been submitted. It advises that air quality at the application site is good and below the AQS objectives.
- 8.44. A qualitative assessment of the potential impacts on local air quality from construction activities has been carried out for the proposed development and, through good site practices and implementation of suitable mitigation measures, the residual effects of emissions to air from construction vehicles and plant on local air quality will be negligible.
- 8.45. Once operational, the proposed development will generate some additional vehicle movements compared to the current consented use of the application site. However, the net change in traffic movements would not be significant to require a quantitative assessment and the residual effects of the proposed development would be negligible. The overall conclusions of the air quality assessment of operational effects undertaken for the ES Addendum for the outline planning permission for the overall SUE would remain unchanged.

8.46. The proposed development is therefore compliant with Policy S10 of the LPP1 and Policy SS2 of the LPP2.

Contaminated land

8.47. Although the land was previously in agricultural use, WNC Environmental Protection have requested the inclusion of standard conditions relating to potential land contamination. This requires the submission of a desk-based assessment in the first instance, and further investigation or mitigation is only required if potential contamination is identified.

S106 contributions

8.48. In accordance with policy LH8 of the LPP2, the development is required to provide 40% on site affordable housing. The 84 units proposed equate to that 40% requirement and the mix and tenure of those units (as amended) is considered acceptable and in accordance with policy. This will be secured with the S106 agreement.

8.49. With regard to accessibility standards, LPP2 Policy LH10.2(a) requires that 50% of developments of 10 or more dwellings (market or affordable) should be constructed to meet the optional accessibility standards set out in Part M of the Building Regs. 10% of the 50% requirement should be constructed to meet Category 3, with the remainder to Category 2. The applicant's proposals comply with these requirements. This will also be secured with the S106 agreement.

8.50. Financial Contributions are also required in relation to:

- Primary Education
- Early Years Education
- Libraries
- Primary Health Care
- Public transport
- Provision of wheelie bins for each unit
- Financial contribution towards the maintenance of the open space.

8.51. The public open space will be leased to WNC for 999 years (as per all the other open space within the SUE), with provision for it to be sub-leased onto Towcester Town Council, if desired.

8.52. Secondary education needs would be met via CIL funding.

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

9. FINANCIAL CONSIDERATIONS

9.1. The development is CIL Liable.

9.2. Given that the site now falls within the adopted town confines for Towcester, CIL is chargeable at the 'Residential Urban Zone and SUEs' rate of £50 per square meter (GIA), with Indexation (rate at validation was £60.70). This results in a total CIL Liability of £1,068,218.80. However, the affordable units will be eligible for possible exemption from CIL.

9.3. By way of background information, the original outline planning permission for the surrounding SUE pre-dates the adoption of CIL in South Northamptonshire.

10. PLANNING BALANCE AND CONCLUSION

- 10.1. The starting point for the determination of any planning application is the Development Plan. The planning system is “plan led” and Planning Law requires that applications for planning permission must be determined in accordance with the Development Plan, unless other material considerations indicate otherwise. The Development Plan that covers the application site comprises the adopted LPP1 and LPP2.
- 10.2. As set out above, the general principle of the proposal, in broad terms, is compliant with the Development Plan.
- 10.3. The delivery of an additional 211 dwellings within the town confines (over and above the 2,750 already consented) will make a notable contribution to increasing the supply of housing and help the Council maintain its 5 year housing land supply. This is afforded significant weight in the planning balance.
- 10.4. Being located fully within the envelope of the SUE, and within close proximity to amenities and facilities within that development (as well as the new bus stops and corresponding public transport services) the site is also considered to constitute a reasonably sustainable form of development. That too is afforded significant weight.
- 10.5. The provision of 40% affordable housing (84 units) will make a sizeable contribution towards the provision of housing for lower income households. The mix of sizes and types of both affordable and market units (1-4 bed) also provides a positive contribution to the choice of accommodation available locally. Again, these are afforded significant weight.
- 10.6. Another notable benefit of this proposal is the additional financial contribution that will be made towards the delivery of the new community building for the SUE, which will be on the land associated with the sports pitches, immediately to the north of this site. The S106 agreement for the extant outline permission already includes an obligation for the developer to deliver the facility to a budget of £940,000 (Index linked). This application will provide a further 6 figure sum towards that budget (agreed amount still being negotiated, but will be reported prior to, or at, Committee), which will enable that important community facility to be larger and better equipped to serve the need of future residents. This net benefit of the scheme is afforded moderate weight.
- 10.7. Other moderate benefits include:
 - Economic benefits through expenditure on construction and investment in the local area (including construction employment opportunities)
 - Moderate biodiversity enhancements
- 10.8. In terms of harms, the impact upon archaeology and ecology are considered to be adequately mitigated via condition. As a result, those potential harms are afforded a neutral weight.
- 10.9. Other considerations afforded neutral weight include:
 - Impact upon the local highway network
 - Impact upon the character of the area (given that it is within the SUE and the area previously consented for development)

- Impact upon drainage and flooding (subject to conditions)
- Impacts relating to noise and air quality (subject to conditions)
- Impacts on local service infrastructure, such as education, libraries and primary healthcare (subject to planning obligations)

10.10. Overall, when considering all material considerations, and with no detrimental impact upon the delivery of the extant planning permission for the wider SUE, the proposal is considered to comply with the Development Plan and represent a sustainable form of development. The balance is clearly weighted in favour of planning permission being granted.

11. RECOMMENDATION / CONDITIONS AND REASONS

DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO GRANT PERMISSION, SUBJECT TO:

- 1. THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY) AND**
- 2. NO OBJECTIONS FROM WNC HIGHWAYS, WNC STRATEGIC HOUSING AND THE LEAD LOCAL FLOOD AUTHORITY 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) Accessibility standards to comply with SNP2LP policy LH10.2(a)**
 - c) Leasing of the public open space to WNC for 999 years**
 - d) Payment of a financial contribution towards the future maintenance of the public open space of [TBC – exact area to be calculated] (index linked)**
 - e) Payment of a financial contribution towards the provision of refuse/recycling bins for the development of £14,770.00 (index linked)**
 - f) Payment of a financial contribution towards primary educational infrastructure serving the development of £542,070.00 (index linked).**
 - g) Payment of a financial contribution towards early years educational infrastructure serving the development of £300,000.00 (index linked).**
 - h) Payment of a financial contribution towards library infrastructure serving the development of £42,380.00 (index linked).**
 - i) Payment of a financial contribution towards primary health care provision serving the development of £107,273.37 (index linked)**
 - j) Payment of a financial contribution towards public transport serving the development of £211,000.00 (index linked).**
 - k) Payment of a financial contribution towards delivery of a community building and sports changing facilities within the SUE – amount TBC (index linked).**
 - l) Payment of the Council's monitoring costs of £5,000.00.**

In addition to the above, a Deed of Variation may also be required on the S106 for the original outline planning permission for the wider SUE to ensure the site for the second primary school is large enough to become a 3FE school (current provision is for a 2FE school).

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

Time limit

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

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

Approved plans

2. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

[to be completed prior to issuing decision]

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

Avoid bird nesting season

3. All site clearance (including the removal of any vegetation or works to hedgerows) should be timed so as to avoid the bird nesting season, this being during the months of March until July inclusive unless alternative provisions have been previously agreed in writing by the Local Planning Authority

Reason : To ensure that the development will conserve and enhance the natural environment and will not cause significant harm to any protected species or its habitat in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

Ecological appraisal

4. The development hereby permitted shall be carried out in accordance with the recommendations set out in sections 4 and 5 of the Ecological Appraisal by BSG Ecology, dated 5th February 2021, unless otherwise agreed in writing by the Local Planning Authority.

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

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BEFORE ANY DEVELOPMENT COMMENCES

Levels

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

Reason : In order to safeguard the visual amenities of the area in accordance with advice within Section 12 of the National Planning Policy Framework. This information is

required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Tree protection

6. No development shall take place until the existing tree(s) to be retained [describe identity and location and add 'subject of a Tree Preservation Order' if that is the case] have been protected in the following manner unless otherwise previously agreed in writing by the Local Planning Authority;
- a) Protective barriers shall be erected around the tree(s) to a distance not less than a radius of 12 times the trunk diameter when measured at 1.5m above natural ground level (on the highest side) for single stemmed trees and for multi-stemmed trees 10 times the trunk diameter just above the root flare.
 - b) The barriers shall comply with the specification set out in British Standard BS5837:2012 'Trees in Relation to Construction – Recommendations' that is steel mesh panels at least 2.3m tall securely fixed to a scaffold pole framework with the uprights driven into the ground a minimum of 0.6m depth and braced with additional scaffold poles between the barrier and the tree[s] at a minimum spacing of 3m.
 - c) The barriers shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of development [and / or demolition] and shall be maintained until all equipment, machinery and surplus material has been removed from the site.
 - d) Nothing shall be stored or placed within the areas protected by the barriers erected in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made, without the written consent of the Local Planning Authority.

Reason : To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape and to comply with Policies SS2 and NE5 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Land contamination

7. No part of the development hereby permitted shall take place until:
- (a) a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model has been carried out by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', and
 - (b) has been submitted to and approved in writing by the Local Planning Authority.

No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.

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 Strategy and Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Land contamination

8. If a potential risk from contamination is identified as a result of the work carried out under condition 7 above, then no part of the development hereby permitted shall take place until:
- (a) a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present has been carried out;
 - (b) the risks to receptors and to inform the remediation strategy proposals has been documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and
 - (c) both (a) and (b) above has been submitted to and approved in writing by the Local Planning Authority.

No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

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

Land contamination

9. If contamination is found by undertaking the work carried out under condition 8, then no development hereby permitted shall take place until
- (a) a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use has been prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and
 - (b) has been submitted to and approved in writing by the Local Planning Authority.

No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

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

Archaeology

10. No development shall take place until the applicant (or their agents or successors in title) has submitted to and had approved in writing by the local planning authority a programme of archaeological work consisting of a written scheme of investigation and a timetable for that work. The development shall thereafter proceed in accordance with the approved written scheme of investigation and timetable.

Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design shall be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;

Completion of analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, production of an archive report, and submission of a publication report shall be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To secure the provision of archaeological investigation and the subsequent recording of the remains, to comply with Government advice in the National Planning Policy Framework (NPPF) (Section 16). This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Construction and environmental management plan

11. No development shall take place, including any works of demolition until a Construction Method Statement [for that phase] has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for at a minimum:
 - a) The parking of vehicles of site operatives and visitors;
 - b) The routeing of HGVs to and from the site;
 - c) Loading and unloading of plant and materials;
 - d) Storage of plant and materials used in constructing the development;
 - e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - f) Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping;
 - g) Measures to control the emission of dust and dirt during construction;
 - h) A scheme for recycling/ disposing of waste resulting from demolition and construction works;
 - i) Delivery, demolition and construction working hours;
 - j) Measures to control overspill of light from security lighting

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason : To ensure the environment is protected during construction in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

Materials

12. A schedule of materials and finishes to be used in the external walls and roof(s) of the dwellings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be completed in accordance with the approved details.

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

Landscaping

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

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

Foul drainage

14. Prior to construction of any dwelling above slab level, details of a scheme for on-site foul water drainage works, including connection point and discharge rate, must be submitted to and approved in writing by the local planning authority. Prior to the occupation of any Phase, the foul drainage works relating to that Phase must be completed.

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

Surface water management

15. No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to 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.

Architectural detailing

16. Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the development, including the windows and doors (and their surrounds), the eaves and verge treatment, chimneys, porches and garage doors shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.

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

Meter boxes

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

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

Noise mitigation

18. No development above slab level shall take place until a scheme for achieving the external and internal noise levels outlined in BS8233:2014 and World Health Organisation Guidelines has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the scheme shall be completed in accordance with the approved details before any of the permitted dwellings 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.

Boundary treatments

19. No dwelling shall be constructed above slab level until full details of the enclosures along all boundaries and within the site (including how they respond to changes in ground level) have been submitted to and approved in writing by the Local Planning Authority and such means of enclosure, in respect of those dwellings which it is intended shall 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 Part 2 Local Plan

External lighting

20. No dwelling shall be constructed above slab level until details of the external lighting (street lighting and any lighting to shared driveways, parking courts and public open space), including the design, position, orientation and any screening of the lighting, has been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan. Required to be approved pre-commencement in order to ensure appropriate delivery during early road construction phases.

Handrails

21. Should any handrails be required to facilitate pedestrian access to any building hereby permitted (to accord with the Building Regulations), details of the location, height, design, colour and material of the handrail(s) should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that work. The handrails shall thereafter be carried out in accordance with the details hereby approved and thereafter retained as such.

Reason: In the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Local Plan.

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

Land contamination remediation

22. If remedial works have been identified in condition 8, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 8. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

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

Fire hydrants

23. The development shall provide 4 fire hydrants within the site. No construction shall start on any dwelling until a scheme detailing the provision of fire hydrants and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants and associated infrastructure shall thereafter be provided in accordance with the approved scheme prior to the occupation of the 200th dwelling (or flat).

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

EV charging

24. No dwelling hereby permitted (with a garage or driveway) shall be occupied until it has been provided with electric charging equipment of AC Level 2 (or equipment providing for no lesser standard of efficiency) to serve that dwelling.

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.

Stonework

25. The external walls of the dwelling(s) to be faced in stone shall be constructed in natural guillotine-cut rubble limestone which shall be laid, dressed, coursed and pointed in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the respective dwelling(s) is constructed above slab level. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan. Required to be approved pre-commencement in order to ensure material delivery lead-times do not compromise construction.

Alley gates

26. Prior to the first occupation of the respective dwellings, all private access alleyways to rear gardens (including individual and shared alleyways) shall be gated with a 1800mm tall gate at the end nearest the highway/shared parking court and shall be lockable/unlockable from both sides using a mortice lock.

Reason : In the interest of security and crime prevention and in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Unexpected contamination

27. 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.

Landscaping maintenance

28. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) [or on the completion of the development, whichever is the sooner,] [or in accordance with any other program of landscaping works previously approved in writing by the Local Planning Authority] 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.