



Planning Committee Report

Committee Date: 10th January 2023

Application Number: WNN/2022/0828

Location: University Of Northampton Avenue Campus , St Georges Avenue, Northampton

Development: Variation of Conditions 4, 22, 26, 27 and 32; and remove Conditions 12 and 31 of planning permission N/2016/0810 as amended by WNN/2021/0582 (Hybrid application for up to 170 new dwellings in total including outline application for the demolition and conversion of existing university buildings and the erection of new buildings to provide residential accommodation (Use Class C3) of up to 104 units and associated car parking (including reconfiguration of Newton Building car park), landscaping and open space (all matters reserved except access) and full application for the part demolition, conversion and extension of the Maidwell Building to provide 66 new dwellings together with access and parking) to replace approved plans; changes to housing mix, highway layout, landscaping, parking and vehicle access, vehicle charging point and pedestrian crossings

Applicant: Northampton Partnership Homes

Agent: Simply Planning Limited

Case Officer: Adam Walker

Ward: St. George Unitary Ward

Referred By: Head of Planning Delivery

Reason for Referral: In the interest of transparency as the application site is owned by the Council

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: APPROVE THE VARIATION AND REMOVAL OF CONDITIONS, SUBJECT TO CONDITIONS AND SECURING A DEED OF VARIATION TO THE ORIGINAL SECTION 106 AGREEMENT, with delegated authority to the Head of Planning Delivery to approve any amendments to the recommended conditions as deemed necessary.

Proposal

The application is seeking to make some minor material changes to an approved scheme that involves the redevelopment of a former university building to residential use.

Consultations

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

- Archaeological Advisor
- Conservation Section
- Ecology Advisor
- Environmental Health
- Environment Agency
- National Highways
- Sport England
- Police Crime Prevention Design Adviser

The following consultees have made **comments** on the application:

- Local Highway Authority
- Historic England
- NHS Clinical Commissioning Group

Four representations have been received raising concerns and questions.

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 scale and nature of the proposed changes
- The impact of the proposed changes on the housing mix
- The impact of the proposed changes on heritage and design
- The impact of the proposed changes on residential amenity
- The impact of the proposed changes on highway safety

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 relates to part of the University of Northampton's former Avenue Campus, which lies approximately one mile to the north of the town centre.
- 1.2 The site comprises of the Maidwell building, which consists of a large rectangular shaped building set around a central landscaped courtyard. The building fronts onto St Georges Avenue and is a mixture of 2 to 4 storeys in height with a varied material palette. The building was erected in the early 1930s, with additions made in the 1960s. There is a fairly significant change in levels across the Maidwell site, with the site dropping in level by approximately 5.5m from St George's Avenue towards the north.
- 1.3 The remainder of the Avenue Campus site lies to the north and west of the Maidwell Building and this land has planning permission to be redeveloped for 104 dwellings. To the east of the site is the Newton building, which is Grade II listed within education use and is within the applicant's ownership. Towards the south of the site is The Racecourse. There is residential development within the wider vicinity alongside a couple of schools.

2 CONSTRAINTS

- 2.1 The Maidwell building is deemed to be a non-designated heritage asset. The building also lies within the Kingsley Conservation Area.
- 2.2 To the front of the Maidwell building are several trees that are protected by virtue of them being within a Conservation Area.

3 DESCRIPTION OF PROPOSED DEVELOPMENT

Background

- 3.1 The application is seeking to vary and remove conditions on planning permission N/2016/0810, as amended by application WNN/2021/0582.
- 3.2 Application N/2016/0810 was a hybrid application for up to 170 new dwellings on the former University of Northampton Avenue Campus site. It included a full application for the redevelopment of the Maidwell building to provide 58 new dwellings and an outline application for the demolition and conversion of existing university buildings and the erection of new buildings to provide up to 112 residential units along with associated car parking, landscaping and open space.
- 3.3 Following the approval of application N/2016/0810, a non-material amendment to the description of development was approved under application reference WNN/2021/0582. This amended the description of the approved development to make a minor change to the number of dwellings allowed under the full permission and the outline permission. The description of development was amended to increase the number of dwellings under the full permission from 58 to 66 dwellings and a corresponding reduction in the maximum number of units permitted under the outline permission from 112 to 104. The total quantum of development across the former university campus remains as originally approved (170 dwellings).

- 3.4 A reserved matters application relating to the outline permission was approved by the Northampton Area Committee in October 2022 (WNN/2021/0927). That approved the detailed design for 104 dwellings comprising of a combination of new build and conversion.
- 3.5 The current application is seeking to make changes to the Maidwell building, which is the subject of full planning permission under application reference N/2016/0810. The existing permission involves the partial demolition, conversion and extension of the Maidwell Building to provide 58 new dwellings.
- 3.6 Under the approved scheme, the northern (front) and southern (rear) wings of the building are to be demolished along with parts of the eastern and western (side) wings. The remainder of the eastern and western wings would be retained and converted, with an extension added to the rear of the western wing. Two new infill residential terraces would be formed in place of the northern wing, separated by a new access road off St Georges Avenue that would provide direct access into a large parking area serving the development.

The Proposals

- 3.7 The applicant (Northampton Partnership Homes) is seeking to make some changes to the consented scheme. A summary of the key changes is provided below:
- Increased retention of the existing building. The entire western wing of the building would now be retained as well as an existing extension to the eastern wing.
 - Omission of the central access road. This also allows for the creation of a continuous terrace between the retained eastern and western wings.
 - Provision of landscaped amenity space within a central courtyard.
 - Increase in the number of dwellings from 58 to 66, in line with the non-material amendment approved under application reference WNN/2021/0582, and changes to the overall housing mix.
 - Design alterations to both the approved new and retained facades.
 - Pedestrian level entry points from St Georges Avenue to the south terrace.
 - Introduction of a detached substation and plant enclosure to the north-east of the site.
 - Reduction in car parking spaces from 129 to 119 (including 10% wheelchair accessible parking).
 - Adjustment to the boundary around the Maidwell building relative to the outline part of the site
- 3.8 The application is also seeking to remove and vary certain conditions on the original permission which are impacted by the proposed changes to the development. These are:
- Variation of condition 22 (new and altered vehicle accesses), condition 27 (car parking layout) and condition 32 (bin stores)

The original permission required the vehicle accesses, car parking layout and bin stores to be provided in accordance with the approved plans. The application is therefore seeking to amend these conditions so that they reflect the plans as currently proposed.

- Removal of condition 12 (pedestrian crossing)

Condition 12 requires a detailed scheme for the relocation of the existing pedestrian crossing to the frontage of the site. It is no longer necessary to relocate the existing pedestrian crossing because the central access road has been omitted. The pedestrian crossing is to remain in its existing position and as such the applicant is seeking the removal of condition 12.

- 3.9 As part of this application, the applicant has also submitted information which seeks to address the requirements of two conditions on the original permission which require the submission of details for electric vehicle charging provision (condition 26) and cycle storage (condition 31). It is therefore proposed to vary these two conditions to reflect the submitted details.

4 RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
N/2016/0810	Hybrid application for up to 170 new dwellings in total including outline application for the demolition and conversion of existing University buildings and the erection of new buildings to provide residential accommodation (Use Class C3) of up to 112 units and associated car parking (including reconfiguration of Newton Building car park), landscaping and open space (all matters reserved except access) and full application for the part demolition, conversion and extension of the Maidwell Building to provide 58 new dwellings together with access and parking	Approved 19/03/21
WNN/2021/0582	Non-Material Amendment to Planning Permission N/2016/0810 to amend the description of development to read: "Hybrid application for up to 170 new dwellings in total including outline application for the demolition and conversion of existing university buildings and the erection of new buildings to provide residential accommodation (Use Class C3) of up to 104 units and associated car parking (including reconfiguration of Newton Building car park), landscaping and open space (all matters reserved except access) and full application for the part demolition, conversion and extension of the Maidwell Building to provide 66 new dwellings together with access and parking."	Approved 27/04/22
WNN/2021/0927	Reserved Matters Application (Appearance, Landscaping, Layout and Scale of Development)	Approved 07/10/22

	pursuant to Outline Planning Permission N/2016/0810 for 104no houses and flats, comprising 55no new build two and three storey houses, 48no family sized flats within the retained and converted Bassett-Lowke Building and conversion of the retained Quinton Building into a three bed family home	
WNN/2022/0443	Prior Approval for the Demolition of the Portfolio Innovation Centre, Isham Studios Building, Students Union Building, Walgrave Building, Heyford Building and Maidwell Building North Wing	Refused 30/06/22 on the grounds that part of the site fell within a CA and as such the Prior Approval process cannot be used
WNN/2021/0760	Prior Approval for the demolition of the Portfolio Innovation Centre, Isham Studios Building, Students Union Building, Walgrave Building and the Heyford Building	Granted 21/10/21
N/2020/1553	Change of Use of Newton Building from Educational (Use Class F1) to Offices and Learning and Non-Residential Institutions (Sui Generis Use)	Approved 19/03/2021

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.
- 5.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving or enhancing the character or appearance of a conservation area.

Development Plan

- 5.4 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) – Policies

- 5.5 The West Northamptonshire Joint Core Strategy (JCS) provides an up-to-date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

SA - Presumption in Favour of Sustainable Development
S1 - The Distribution of Development
S3 - Scale and Distribution of Housing Development
S10 - Sustainable Development Principles
H1 - Housing Density and Mix and Type of Dwellings
BN1 - Green Infrastructure Connections
BN2 - Biodiversity
BN5 - The Historic Environment and Landscape
BN7 - Flood Risk
BN9 - Planning for Pollution Control

Northampton Local Plan 1997 (Saved Policies)

- 5.6 Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

E20 - New Development (design)
E26 - Conservation Areas
H14 - Residential Development, Open Space and Children's Play Facilities

Northampton Local Plan Part 2 (2011-2029) (Emerging)

- 5.7 The Local Plan was submitted to the Planning Inspectorate for examination in February 2021. As part of the examination in public, hearings chaired by Government-appointed Planning Inspectors took place in November 2021. The Planning Inspectors have indicated that the plan is capable of being found sound subject to main modifications being made.
- 5.8 Consultation on main modifications took place in July and August 2022. In November and December 2022, consultation on further main modifications took place to address issues relating to two specific sites. Accordingly, the policies in the emerging plan are material considerations in the determination of planning applications and significant weight is attached to all of the policies - with the exception of Policies 41 and 43.
- 5.9 The relevant emerging policies are set out below.

Policy 1 – Presumption for sustainable development
Policy 2 – Placemaking and Design
Policy 4 – Amenity and layout
Policy 5 – Carbon reduction, community energy networks, sustainable design and construction, and water use
Policy 6 – Health and wellbeing
Policy 7 – Flood risk and water management
Policy 13 – Residential and other residential led allocations
Policy 14 – Type and mix of housing
Policy 28 – Providing Open Spaces
Policy 29 – Supporting and enhancing Biodiversity

Policy 31 – Protection and enhancements of designated and non-designated heritage assets

Policy 32 – Designing Sustainable Transport and Travel

Policy 33 – Highway network and safety

Policy 35 – Parking standards

National Policies

- 5.10 The 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 - Housing Supply

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 and flooding

Section 15 - Conserving and enhancing the natural environment

Section 16 - Conserving and enhancing the historic environment

Material Considerations

- 5.11 The following documents are material considerations in the assessment of the application:

- Northampton Parking Standards Supplementary Planning Document (2019)
- Northamptonshire County Parking Standards (2016)
- Planning Out Crime in Northamptonshire Supplementary Planning Guidance (2004)
- Biodiversity Supplementary Planning Document for Northamptonshire (2015)
- Kingsley Conservation Area Appraisal and Management Plan (2009)

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.

Consultee Name	Position	Comment
Local Highway Authority (LHA)	Comment	The minimum parking provision has not been met and this will likely lead to overflow parking affecting the surrounding area. You may want to consider how this overspill parking will impact upon the existing residential amenity.
National Highways	No objection	No objection
Conservation Section	No objection	No objection, subject to a condition regarding the detailed design of the

		windows.
Environmental Protection	No objection	<p>The conclusions of the submitted Noise Assessment and associated Overheating Report are accepted. Further details of the air source heat pump arrangement and the acoustic louvre and ventilation provision for the building facades should be provided once they have been installed/selected.</p> <p>Condition 26 (electric vehicle charging): Provision for 17 EV charge points is shown. The development should accord with the requirements of the Council's adopted Parking SPD and Low Emission Strategy for the type of development proposed.</p> <p>Condition 31 (Cycle storage): The submitted information is sufficient to satisfy condition 31.</p>
Environment Agency	No objection	No objection.
Ecology Advisor	No objection	No comments to make on the proposed changes.
Archaeological Advisor	No objection	<p>Welcome the intention to retain more of the existing buildings. The Maidwell Building has already been satisfactorily recorded and no further archaeological work is required.</p>
Historic England	No objection	<p>Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers.</p>
Northamptonshire Police	No objection	<p>No objection to the proposals. Security and lighting conditions (numbers 33 and 34) on the original permission remain relevant. Advice has previously been provided to the developer on the lighting of the inner courtyard, design and construction of the bike stores, choice of soft landscaping in terms of trees and other crime prevention measures to do with door and window security.</p>
Sport England	No objection	No comment on the basis that

		N/2016/0810 Condition 6 (noise) is retained and the Council's Environmental Health Officer being satisfied with the findings of the WBM planning noise report relating to the Maidwell Building and the sports pitches.
NHS Northamptonshire CCG	-	A financial contribution is sought towards healthcare infrastructure provision.
Construction Futures	-	No comments received
Northamptonshire Fire and Rescue Service	-	No comments received
Anglian Water	-	No comments received
Refuse (Veolia)	-	No comments received
Northampton Town Council	-	No comments received
Semilong Trinity Neighbourhood Forum	-	No comments received
Ward Councillors	-	No comments received

7 RESPONSE TO PUBLICITY

7.1 Four representations have been received in response to the publicity of the application. A summary of the comments is provided as follows:

- The development of the Maidwell building looks impressive but there are concerns that future occupiers may create issues with graffiti, rubbish, drugs and other crime.
- Who will manage the site? Who will be responsible for the up keep of the soft landscaping?
- Support the provision of new houses and the sensitive redevelopment of the site however the proposal will cause a huge amount of disturbance to the area in terms of noise, light and general pollution.
- A neighbouring property on St Georges Avenue has no driveway and park their car on the road. It is the only house without a drive or side access and a rear access and driveway should be provided to this neighbouring property. This would also enable this neighbouring property to be part of the new community.
- The vehicle access to the development will result in an increase in light pollution to nearby properties on Trinity Avenue. Request measures to mitigate this.
- Clarification sought on what the proposal is for.

8 APPRAISAL

Principle of Development

- 8.1 Northampton Partnership Homes are the applicant and are redeveloping the former University of Northampton Avenue Campus site for affordable housing. The Maidwell building forms part of the overall site and the applicant is seeking to make a series of changes to this element of the scheme.
- 8.2 The application is submitted under Section 73 of the Town and Country Planning Act 1990 and seeks to vary and remove certain conditions attached to planning permission N/2016/0810. In determining this type of application, it is the scale and nature of the proposed changes to the scheme along with the effect of those changes that fall to be considered. Matters relating to the general principle of development are not relevant. The assessment rests upon whether or not the proposed changes result in a development that is substantially different from the one that has been approved.
- 8.3 An assessment of the proposed changes is provided within the remainder of this appraisal.

Housing mix

- 8.4 The proposal provides an increase in the quantum of development from 58 to 66 dwellings within the redeveloped Maidwell building. This reflects the previously consented amendment to how the 170 dwellings approved across the whole of the site would be split. This change to the quantum of development is therefore accepted.
- 8.5 The proposal also involves a change to the approved dwelling mix. A comparison between the approved and proposed development is provided in the table below.

Bed Spaces	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total
Original Housing Mix							
	17	28	5	6	2	0	58
Proposed Housing Mix							
	3	24	18	11	1	9	66

- 8.6 As can be seen from the table above, there is a substantial reduction of 1 bed units and greater provision of medium to large units. The alteration to the dwelling mix would also increase the number of bed spaces and so there would be some intensification of the residential use. Nevertheless, officers are of the opinion that the proposed amendment to the dwelling mix would not substantially alter the scale and nature of the approved development and this change falls within the scope of a Section 73 application.
- 8.7 The proposal would provide a variety of unit types to meet the needs of different households and would therefore be in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy (WNJCS) Policy 14 of the emerging Local Plan Part 2. By way of context, the remainder of the development would provide a further 112 dwellings across a combination of 2 bed properties (37.5%), 3 bed properties (39.5%) and 4 bed properties (23%).

- 8.8 Two of the properties are shown to meet Building Regulations M4(3) standards (wheelchair user dwellings).

Heritage and design

- 8.9 The main changes affecting the design of the development stem from the retention of a much greater proportion of the existing building and the omission of the central access road. The latter allows for an unbroken terrace to be formed between the retained eastern and western wings of the building and facilitates the provision of an area of communal amenity space at the rear.
- 8.10 The original scheme involved the demolition of much of the western wing of the building and a new four storey extension. It is now proposed to largely retain the western wing in its current form and convert the existing space. In doing so, it has enabled the provision of additional units. This part of the development would provide a mixture of flats and duplex units. The duplexes would be housed within the existing 'sawtooth' part of the building facing onto the central courtyard and would have their own 'sunken' front gardens and private entrances accessible from the courtyard.
- 8.11 The amended scheme also includes the retention of an existing extension to the eastern wing of the building, which would be converted into two flats.
- 8.12 Officers welcome the retention of more of the existing building from a heritage and sustainability standpoint. Keeping more of the original historic building would have a positive impact on the non-designated heritage asset itself as well as the character and appearance of the Kingsley Conservation Area. Furthermore, converting more of the existing building envelope represents a more efficient use of resources, with less of the embodied energy within the building being lost.
- 8.13 The approved development has two terraces fronting onto St Georges Avenue set between retained elements of the east and west wings. The terraces are arranged over 5 storeys and separated by a new access road off St Georges Avenue. The proposal omits the central access road to create a continuous terrace between the retained east and west wings of the Maidwell building. The proposed terrace is also 5 storeys and both schemes include lower level ('sunken') gardens to the southern elevation. The proposal incorporates flatted development plus 6 duplex apartments on the lower ground/ground floor.
- 8.14 A continuous terrace to the site frontage honours the original architectural intent of this part of the site and this is therefore welcomed in heritage terms. The general scale and form of the proposed southern terrace is very similar to the approved terraces and would not be any higher than the consented scheme.
- 8.15 The revised scheme involves design amendments to both the retained facades and new build elements. These include changes to the positioning and proportions of windows within the new build and changes to the design of the windows within the parts of the existing building that were originally proposed to be retained. Triple glazing is proposed throughout. The proposed material palette remains broadly the same as the approved scheme, although how materials are used across the development has altered.
- 8.16 The Conservation Section raises no objection to these design amendments, subject to a condition requiring approval of the detailed design of the windows (including

materials). A condition requiring approval of samples of the proposed external walling materials is also recommended.

- 8.17 The layout of the courtyard is proposed to be amended. The approved scheme provides a large parking court dissected by the new access road. The proposal seeks to replan this area and introduce a central communal amenity area that would provide landscaped open space incorporating some formal play provision. The main car park would be located within the northern part of the site but with some parking spaces provided to the south and east of the central open space. New tree planting is included as part of both schemes, including to the northern boundary adjacent to the main spine road. An external plant room is proposed within the north eastern corner of the site.
- 8.18 The redesigned courtyard creates a more attractive and multifunctional environment that would benefit future residents of the development through the provision of shared amenity space. This aspect of the proposal is therefore considered to result in a betterment (the impact on parking is considered separately later in this appraisal).
- 8.19 Overall, the scale and nature of the proposed amendments to the layout and design of the development would not fundamentally alter the original scheme and there are several benefits to the proposed design changes that would result in a more sympathetic and sustainable form of development. Furthermore, the proposed changes would not materially alter the impact on the setting of the adjacent Grade II listed building (Newton building) and issues relating to archaeology have previously been addressed through the discharge of condition 9.

Residential amenity

- 8.20 The dwellings would meet or exceed the Government's nationally described space standard based on the floor areas and the number of bedrooms within each unit. The properties would be served by windows that would provide adequate natural light and outlook. In this regard the proposal would provide acceptable living conditions for the future occupiers.
- 8.21 The relationship between windows within the development combined with the internal layout of this part of the site are such that an acceptable level of privacy would be provided for the future occupiers. Furthermore, the relationship between the redeveloped Maidwell building and the remainder of the new development on the former campus site was recently assessed under reserved matters application WNN/2021/0927 and found to be acceptable.
- 8.22 The nearest existing residential properties outside of the former campus site lie towards the south west on St Georges Avenue. In comparison to the approved development, it is not considered that the amended scheme would have any materially greater impact on the amenities of these neighbouring properties.
- 8.23 The application is supported by a noise report along with an accompanying overheating report. The main source of noise affecting the development is road noise on St Georges Avenue, which would principally affect the southern façade of the building. The noise report also considers noise from the proposed air source heat pump and proposes mitigation measures. The overheating report considers the need for natural ventilation/comfort cooling via open windows and the associated implications on noise.

- 8.24 Environmental Protection have advised that the proposed building envelope construction and facade treatments along with the attenuation package for the new plant are acceptable, subject to further details of the air source heat pump arrangement and the acoustic louvre and ventilation provision for the building facades. Environmental Protection have recommended that noise testing is undertaken in relation to the installed plant to ensure that it is commensurate with the agreed rating level requirements and that certification is provided that the selected glazing/ventilation configuration meets the required sound reduction criteria for each facade as outlined within the noise report. Additionally, it is recommended that future occupiers are provided with suitable guidance in relation to managing overheating and associated risks via daytime and night-time control of open windows for those units that have been identified to be subject to potential overheating issues.
- 8.25 On the basis of the advice from Environmental Protection, officers are satisfied that future occupiers would not be significantly adversely affected by noise or overheating issues – subject to conditions.
- 8.26 The amended scheme does not give rise to any new or significant concerns with regards to residential amenity issues. Acceptable living conditions would be provided for the future residents and the revised scheme would not have any materially greater impact on adjacent property. In this regard the effect of the proposed changes would not be substantially different to the original development.

Highway matters

Access

- 8.27 The proposal would omit the approved access directly into the Maidwell part of the site from St Georges Avenue, partly because of the difficulty in providing a road that would meet adoptable standards. The sole access for the development would therefore be via the access to the east of the Maidwell building that was approved under the original application. This access connects into the new spine road within the wider development site and is to serve all but one of the 112 dwellings that have been approved on the remainder of the former campus site. The use of this access for almost the entirety of the overall development is considered acceptable and would not significantly alter the nature of the originally approved development in highway terms. In light of this, condition 12 – which relates to the relocation of the existing pedestrian crossing to the site frontage – becomes superfluous and can therefore be removed. Additionally, condition 22, which relates to the vehicle access to the development, can be amended to reflect the submitted plans.

Parking

- 8.28 The proposed parking strategy is to provide a total of 119 parking spaces for the 66 units as proposed within the Maidwell part of the development, which is equivalent to 1.8 spaces per unit.
- 8.29 The approved scheme provides a total of 129 parking spaces for the 58 approved units, which equates to 2.2 spaces per unit.
- 8.30 The submission seeks to justify the proposed level of parking on the basis of the sustainable location of the site, including its accessibility to public transport connections. Furthermore, based on the applicant's experience of delivering affordable housing developments and the parking requirements of its tenants, the applicant considers that the proposal strikes an appropriate balance between parking

levels and delivering a high quality development that incorporates usable amenity space and is not overly dominated by car parking. The applicant goes on to highlight that parking provision is also augmented by suitable bicycle storage facilities.

- 8.31 The Local Highway Authority (LHA) has been consulted and have commented that the proposal does not meet minimum parking standards and that the level of parking provision will likely lead to overflow parking affecting the residential amenity of the surrounding area.
- 8.32 The proposal would reduce the amount of parking provision whilst at the same time increasing the total number of units as well as the overall number of bed spaces. Nevertheless, it is noteworthy that the LHA has not raised any objection on highway safety grounds and the identified impact associated with the potential for overspill parking relates to residential amenity.
- 8.33 Officers consider that there is reasonable justification for accepting the proposed level of parking and, on balance, the revised proposal would not result in a substantially different scheme to the one that was originally approved having regard to the likely parking impacts of the development. It is therefore recommended that condition 27, which relates to the car parking layout, is amended to reflect the plans as submitted with this application.

Landscaping

- 8.34 There are trees running along the frontage of the site and the original permission allows for the removal of some of these trees. The revised proposal allows for a greater proportion of these existing trees to be retained and it is now proposed to remove just 3 of them, all of which were due for removal under the original permission.
- 8.35 The removal of the trees to the north of the site has previously been approved.
- 8.36 An illustrative landscape masterplan has been submitted which shows new tree planting and other soft landscaping is to be provided across the site, including to the site frontage, within the courtyard and to the car park boundaries. This landscaping also provides opportunities for ecological mitigation and enhancement. A condition requiring detailed scheme for the soft landscaping of the site, including the layout of the open space, is recommended. It is also recommended that details of the hard surfacing are secured through that condition.
- 8.37 It is also considered necessary to include a condition to secure a section of pedestrian walkway towards the front of the site that will link into another section of walkway to the west of the Maidwell building that has been approved under reserved matters application WNN/2021/0927.

Conditions

- 8.38 Details for electric vehicle charging provision have been provided with the application in relation to condition 26 of the original permission. It is proposed to provide 17 charging points, which is based upon 1 charging point per duplex with private parking and 1 charging point per 10 spaces for the unallocated parking. The proposed electric charging provision accords with the Parking Standards SPD and is therefore considered acceptable. It is therefore recommended that condition 26 is varied to reflect the submitted details.

- 8.39 Details of the bin storage arrangements have been provided with the application, which reflect the scheme as amended. The submitted details are considered acceptable and it is therefore recommended that condition 32 is varied to reflect the submitted plans.
- 8.40 Details of cycle storage have also been provided in relation to condition 31 of the original permission. The submitted details are considered acceptable and it is therefore recommended that condition 31 is varied to reflect the submitted details.
- 8.41 Northamptonshire Police have been consulted and no objections have been raised. Conditions imposed on the original permission in relation to security measures and external lighting remain relevant.
- 8.42 Conditions relating to a construction management plan, detailed drainage design, contamination and highway matters also remain relevant and it is recommended that such conditions are reimposed.
- 8.43 The plans indicate an array of photovoltaic solar panels on the flat roof of the new terrace. A condition to secure the provision of the PV panels is recommended.

Representations

- 8.44 An officer response to the issues raised within the representations is provided as follows:

The development of the Maidwell building looks impressive but there are concerns that future occupiers may create issues with graffiti, rubbish, drugs and other crime.

Officer Response: Such assertions cannot be substantiated, and in any event, the character of future occupiers is not a material consideration.

Who will manage the site? Who will be responsible for the up keep of the soft landscaping?

Officer Response: Arrangements for the maintenance of open space across the development are covered within the Section 106 agreement associated with the original application.

Support the provision of new houses and the sensitive redevelopment of the site however the proposal will cause a huge amount of disturbance to the area in terms of noise, light and general pollution.

Officer Response: The principle of redeveloping the site for housing has already been established and this application is seeking to make some minor material amendments to the approved development. The revised scheme is not considered to give rise to any materially greater impact on noise, light or any other pollution.

A neighbouring property on St Georges Avenue has no driveway and park their car on the road. It is the only house without a drive or side access and a rear access and driveway should be provided to this neighbouring property. This would also enable this neighbouring property to be part of the new community.

Officer Response: There is no basis to require the developer to provide such facilities for this neighbouring property.

The vehicle access to the development will result in an increase in light pollution to nearby properties on Trinity Avenue. Request measures to mitigate this.

Officer Response: The access has already been approved. The access is separated from Trinity Avenue by the Newton building and its rear car park which provides a degree of physical separation. It is anticipated that the access road would be adopted and standard lighting for this type of road would be installed. Officers do not consider that this is likely to cause any significant light spill to properties on Trinity Avenue.

9 FINANCIAL CONSIDERATIONS

- 9.1 Planning obligations were secured under the original application, with the level of contributions determined by a viability assessment. The obligations include financial contributions towards education and healthcare, but it was accepted that the development could not deliver any affordable housing. The viability of the development as now proposed has not been reappraised, but given the relatively limited scope of the changes, particularly in the context of the overall development, it is not considered necessary or reasonable to revisit matters of viability. What is more, whilst the original permission did not require any affordable housing, the development is to be provided by Northampton Partnership Homes as 100% affordable housing.
- 9.2 If this application is approved, it will be necessary to secure a deed of variation to the original Section 106 so that all the obligations within the original agreement also apply to the new planning permission.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 The scale and nature of the proposed changes to the consented scheme are such that they would not result in a development that is substantially different to the one that was originally approved and would not give rise to any significant adverse planning impacts over and above the development as approved. The proposal is therefore considered to be acceptable as a minor material amendment under Section 73 of the Town and Country Planning Act 1990.

11 RECOMMENDATION / CONDITIONS AND REASONS

- 11.1 Approve subject to the following conditions:

Time limit

1. The development hereby permitted shall be begun before 20th March 2026.

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

Approved plans (for the part of the site subject to the full application)

2. Development within the land edged in red on submitted drawing 0406-MCW-ZZ-00-DR-A-0100 P11 (Proposed Site Plan) shall be carried out in accordance with the following approved plans:
- MCW-ZZ-00-DR-A-0001 P02 (Location Plan)
 - 0406-MCW-ZZ-00-DR-A-0100 P11 (Proposed Site Plan)
 - 0406-MCW-ZZ-B1-DR-A-0110 P15 (Proposed Level -1 Plan)
 - 0406-MCW-ZZ-00-DR-A-0111 P16 (Proposed Level 0 Plan)
 - 0406-MCW-ZZ-01-DR-A-0112 P15 (Proposed Level 1 Plan)

- 0406-MCW-ZZ-02-DR-A-0113 P14 (Proposed Level 2 Plan)
- 0406-MCW-ZZ-03-DR-A-0114 P15 (Proposed Level 3 Plan)
- 0406-MCW-ZZ-04-DR-A-0115 P15 (Proposed Level 4 Plan)
- 0406-MCW-ZZ-05-DR-A-0116 P16 (Proposed Roof Level)
- 0406-MCW-ZZ-ZZ-DR-A-0130 P07 (Proposed North and South Elevations)
- 0406-MCW-ZZ-ZZ-DR-A-0131 P08 (Proposed Courtyard Elevations)
- 0406-MCW-ZZ-ZZ-DR-A-0132 P07 (Proposed East and West Elevations)
- 0406-MCW-ZZ-ZZ-DR-A-0133 P05 (Proposed East and West Wing Elevations)
- 0406-MCW-ZZ-ZZ-DR-A-0150 P07 (Proposed East Wing Sections)
- 0406-MCW-ZZ-ZZ-DR-A-0151 P06 (Proposed West Wing Sections)
- 0406-MCW-ZZ-ZZ-DR-A-0152 P06 (Proposed New South Terrace Sections)
- 0406-MCW-ZZ-XX-DR-A-9000 P02 (External Enclosures)
- 0406-MCW-ZZ-XX-DI-A-0011-S2-P12 (Bin and Cycle Storage Provision Diagram)

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

Condition covering the part of the site that is subject to the outline application

3. Development on the part of the site that is subject to outline planning permission N/2016/0810 shall be provided in accordance with the details approved under Reserved Matters application WNN/2021/0927, including all conditions as imposed on that approval.

Reason: Planning permission N/2016/0810 is a hybrid permission and it is necessary to ensure that the Local Planning Authority retains control over development on the part of the site that is the subject of the outline permission.

Construction Environmental Management Plan

4. No development shall take place within the land edged red on the submitted Location Plan (drawing number MCW-ZZ-00-DR-A-0001 P02) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:
 - i. Traffic management and signage during construction (including details of construction access, gates, tracking and routing to and from the site).
 - ii. Parking for site operatives and visitors.
 - iii. Storage areas for plant and materials.
 - iv. The erection and maintenance of security fencing/hoardings and lighting.
 - v. Welfare and other site facilities.
 - vi. Working hours and delivery times.
 - vii. Measures to control noise, vibration, dust and fumes during site preparation works and construction, including vehicle reversing alarms.
 - viii. Measures to prevent mud and other debris being deposited on the surrounding highway including details of wheel washing and road sweeping.
 - ix. A method statement for the demolition of the parts of the Maidwell building that are to be demolished, including measures to ensure the protection of the retained parts of the building.
 - x. Ecological mitigation measures in accordance with BS42020:2013:

The construction of the development shall be carried out in accordance with the approved CEMP at all times.

Reason: To minimise the impact of the development during the construction phase in accordance with the National Planning Policy Framework. This is a pre-commencement condition to ensure details are agreed in a timely manner.

Contamination

5. No development shall take place within the land edged red on the submitted Location Plan (drawing number MCW-ZZ-00-DR-A-0001 P02) until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include the following components:
- (a). A preliminary risk assessment which has identified:
 - all previous uses of the site
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.
 - (b). A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - (c). The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - (d). A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented in accordance with the approved details.

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, including the prevention of water pollution, in accordance with Policies BN7a and BN9 of the West Northamptonshire Joint Core Strategy and Policy 6 of the emerging Local Plan Part 2. This is a pre-commencement condition to ensure details are agreed in a timely manner.

Verification report for contamination

6. Prior to the occupation of any part of the development approved within the within the land edged red on the submitted Location Plan (drawing number MCW-ZZ-00-DR-A-0001 P02), a contamination verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

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, including the prevention of water pollution, in accordance with Policies BN7a and BN9

of the West Northamptonshire Joint Core Strategy and Policy 6 of the emerging Local Plan Part 2.

Unexpected contamination

7. If, during development, contamination not previously identified is found to be present within the land edged red on the submitted Location Plan (drawing number MCW-ZZ-00-DR-A-0001 P02), then all development operations shall cease within the affected part of the site and the Local Planning Authority shall be notified within 2 working days. No further development shall be carried out within the affected part of the site until a remediation strategy detailing how the contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved and following completion of measures identified in the approved remediation strategy a Verification Report shall be submitted to and approved in writing by 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, including the prevention of water pollution, in accordance with Policies BN7a and BN9 of the West Northamptonshire Joint Core Strategy and Policy 6 of the emerging Local Plan Part 2.

Infiltration

8. No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority.

Reason To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in accordance with Policies BN7a and BN9 of the West Northamptonshire Joint Core Strategy and Policy 7 of the emerging Local Plan Part 2.

Surface water phasing

9. The provision of surface water drainage within the land edged red on the submitted Location Plan (drawing number MCW-ZZ-00-DR-A-0001 P02) shall be provided in accordance with drawing number 6569-SK-DPL01 Rev P1 (Phasing Plan) and associated Drainage Phasing Note (document reference 6569-DPN-001 rev – , dated 21 December 2021).

Reason: To reduce the risk of flooding both on and off site and ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in accordance with Policies BN7, BN7A and BN9 of the West Northamptonshire Joint Core Strategy and Policy 7 of the emerging Local Plan Part 2.

Detailed drainage design

10. No development shall take place in each surface water drainage phase as shown on drawing number 6569-SK-DPL01 Rev P1 (Phasing Plan) until full details of the surface water drainage scheme for that phase, based on the approved Flood Risk Assessment and Outline Drainage Strategy document no. 203299-RPT-058 rev 04 dated September 2020 prepared by Jacobs, has been submitted to and approved in writing by the Local Planning Authority. The schemes shall include:

- i) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required).
- ii) Details of the drainage system are to be accompanied by full WinDES modelling or similar with the details on proposed discharge rates, simulating storms through the whole drainage system, with results of critical storms, demonstrating that there is no surcharge in the system for the 1 in 1 year, no above ground flooding for the 1 in 30 year, and that any above-ground flooding for 1 in 200 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change.
- iii) Cross sections of control chambers and manufacturers hydraulic curves for all flow controls.

The surface water drainage shall be provided in accordance with the approved details relevant to that phase.

Reason: To reduce the risk of flooding both on and off site and ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in accordance with Policies BN7, BN7A and BN9 of the West Northamptonshire Joint Core Strategy and Policy 7 of the emerging Local Plan Part 2. This is a pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

Maintenance of surface water infrastructure

11. Prior to occupation of any dwelling within the approved surface water drainage phases, a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed within the relevant surface water drainage phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- i) Details of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space containing SuDS), with evidence that the organisation/body has agreed to such adoption.
 - ii) A maintenance schedule setting out which assets are to be maintained, at what intervals and what method is to be used.
 - iii) A site plan including access points, maintenance access easements and outfalls.
 - iv) Plans identifying maintenance operational areas to ensure there is room to gain access to the asset, maintain it with appropriate plant, and then handle any arisings generated from the site.
 - v) Details of expected design life of all assets with a schedule of when replacement assets may be required.

The surface water drainage system shall be maintained in accordance with the approved detailed scheme at all times.

Reason: To ensure the future maintenance of drainage systems associated with the development in accordance with Policies BN7, BN7A and BN9 of the West Northamptonshire Joint Core Strategy and Policy 7 of the emerging Local Plan Part 2.

Verification report for surface water drainage

12. Prior to occupation of any dwelling within the approved surface water drainage phases, a Verification Report for the installed surface water drainage system within that phase shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:
- i) Any departure from the agreed design is keeping with the approved principles
 - ii) Any As-Built Drawings and accompanying photos
 - iii) Results of any Performance Testing undertaken as a part of the application process (if required / necessary)
 - iv) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges.
 - v) CCTV Confirmation that the system is free from defects, damage and foreign objects

Reason: To ensure the installed Surface Water Drainage System is satisfactory in accordance with Policies BN7, BN7a and BN9 of the West Northamptonshire Joint Core Strategy and Policy 7 of the emerging Local Plan Part 2.

Tree protection

13. An Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) detailing measures to protect the trees to be retained within the land edged in red on submitted drawing number 0406-MCW-ZZ-00-DR-A-0100 P11 (Proposed Site Plan) shall be submitted to and approving in writing by the Local Planning Authority before any development works commence to the Maidwell building (including demolition). The scheme for the protection of trees shall be prepared in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations, and shall refer to a retained tree's root protection area (RPA as defined in BS 5837) and to any work that may affect a retained tree above-ground. The AMS and TPP shall include details of:
- the impact that demolition may have (where appropriate)
 - the impact that the installation of services/utilities/drainage may have
 - the impact that construction may have
 - the impact that changes in level may have.

The development shall be carried out in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: To protect existing trees on the site that are proposed to be retained in the interests of visual amenity and biodiversity and to accord with Saved Policy E20 of the Northampton Local Plan, Policies S10 and BN2 of the West Northamptonshire Joint Core Strategy, Policies 2 and 29a of the emerging Northampton Local Plan Part 2 and guidance contained within the National Planning Policy Framework.

LEMP

14. Prior to the occupation of any dwelling within the land edged red on the submitted Location Plan (drawing number MCW-ZZ-00-DR-A-0001 P02), a Landscape and Ecological Management Plan (LEMP) for the site shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include:
- 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 organisation responsible for implementation of the plan
 - h) Ongoing monitoring and remedial measures including details of the long-term management of the retained and new habitats within the site.

The development shall be implemented and maintained in accordance with the approved details thereafter.

Reason: In the interest of biodiversity and to secure a satisfactory standard of development in accordance with the requirements of Policies BN1 and BN2 of the West Northamptonshire Joint Core Strategy and Policies 29a and 29b of the emerging Local Plan Part 2.

Japanese Knotweed

15. Prior to the construction of any new dwelling within the land edged red on the submitted Location Plan (drawing number MCW-ZZ-00-DR-A-0001 P02), a method statement including a timetable for the removal and disposal of Japanese Knotweed from the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of biodiversity and environmental protection and to accordance with Policies BN1 and BN2 of the West Northamptonshire Joint Core Strategy and Policy 29a of the emerging Local Plan Part 2.

Vehicle access

16. Prior to the occupation of any dwelling within the land edged red on the submitted Location Plan (drawing number MCW-ZZ-00-DR-A-0001 P02), the vehicle access for the development shall be provided in accordance with drawing number 0406-MCW-ZZ-00-DR-A-0100 P11 (Proposed Site Plan).

Reason: In the interests of highway safety and to accord with Policy 33 of the emerging Northampton Local Plan Part 2 and guidance contained within the National Planning Policy Framework.

Highway surfacing

17. Full details of the proposed surface treatment of the approved roads, access, footpaths, parking areas and private drives for the development within the land edged red on the submitted Location Plan (drawing number MCW-ZZ-00-DR-A-0001 P02),

shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is occupied. The development shall be carried out in accordance with the approved details and retained as such.

Reason: To secure a satisfactory standard of development and in the interests of highway safety. This is to accord with Policy H1 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and Policies 2 and 33 of the emerging Northampton Local Plan.

Parking for Maidwell building development

18. Notwithstanding the requirements of condition 17, the car park for the Maidwell building shall be constructed and laid out in accordance with the details shown on drawing number 0406-MCW-ZZ-00-DR-A-0100 P11 (Proposed Site Plan) before any dwelling within this part of the site is first occupied. The car park shall thereafter be retained as such.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or prejudice highway safety and to accord with Policy 33 of the emerging Northampton Local Plan Part 2 and guidance contained within the National Planning Policy Framework.

Unadopted roads

19. In the event of any of the streets associated with the residential element of the development hereby permitted not being proposed for adoption as public highway, the following applies:
- a) Details of a site management company and associated management and maintenance methodology of the streets within the development, to operate in perpetuity, shall be submitted to the planning authority and agreed in writing prior to the commencement of development;
 - b) The streets will, in any event, be required to be laid out and constructed to adoptable standards to ensure safe and practical operation, prior to first occupation of any dwelling;
 - c) That prior to first occupation of any dwelling a legal undertaking is provided by the developer that the streets will not be put forward for adoption and will remain private in perpetuity; and,
 - d) That the streets will be identified as private through the use of appropriate private street name plates on the entrances to the development from the public highway (to be placed within the site).
 - e) Prior to commencement of development any vehicular access to the site from the public highway shall be implemented as standard vehicle crossovers.

Reason: For the avoidance of doubt and in interests of highway safety and to accord with Policy 33 of the emerging Northampton Local Plan Part 2 and guidance contained within the National Planning Policy Framework.

Travel Plan

20. Prior to the occupation of any dwelling within the land edged red on the submitted Location Plan (drawing number MCW-ZZ-00-DR-A-0001 P02), a Full Travel Plan for the development shall be submitted to and approved in writing by the Local Planning Authority. The measures identified in the Travel Plan shall thereafter be carried out in accordance with a timetable to be included in the Travel Plan.

Reason: In the interests of promoting more sustainable means of travel in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and the requirements of the National Planning Policy Framework.

Electric vehicle charging

21. The electric vehicle charging points as indicated on drawing number 0406-MCW-ZZ-XX-DI-A-0015-S2-P01 shall be provided before any dwelling to which the charging points relate is first occupied. The charging points shall thereafter be retained as such.

Reason: To facilitate the use of low emissions vehicles in the interests of mitigating climate change and to accord with Policy S10 of the West Northamptonshire Joint Core Strategy, the Northamptonshire Parking Standards Supplementary Planning Document and guidance contained within the National Planning Policy Framework.

Facing materials – Maidwell building

22. Prior to the commencement of any external works to the Maidwell building, full details of all new and replacement facing materials for this part of the development (including the external plant enclosure and all retaining walls) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such.

Reason: In the interests of visual amenity and to retain the significance of designated and non-designated heritage assets. This is to accord with Saved Policy E20 of the Northampton Local Plan, Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy, Policies 2 and 31 of the emerging Local Plan Part 2 and guidance contained within the National Planning Policy Framework.

Window design – Maidwell building

23. Prior to the commencement of any external works to the Maidwell building, design details (including materials specification) of all new and replacement windows and doors on this part of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such.

Reason: In the interests of visual amenity and to retain the significance of designated and non-designated heritage assets. This is to accord with Saved Policy E20 of the Northampton Local Plan, Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy, Policies 2 and 31 of the emerging Local Plan Part 2 and guidance contained within the National Planning Policy Framework.

Landscaping – Maidwell building

24. A detailed scheme for the hard and soft landscaping of the site edged red on 0406-MCW-ZZ-00-DR-A-0100 P11 (Proposed Site Plan) shall be submitted to and approved in writing by the Local Planning Authority before any dwelling within this part of the development is first occupied. The scheme shall be based upon drawing number 0406-TEP-ZZ-XX-DR-L-0001 P02 (Illustrative Landscape Masterplan).

The landscaping scheme shall make provision for a footway to the south western corner of the site that will link St Georges Avenue with the layout approved pursuant

to Reserved Matters application WNN/2021/0927 and indicated on approved drawing number 101-190AR/054E.

The hard landscaping so approved shall be provided before any dwelling within this part of the site is first occupied and retained as such. All planting, seeding or turfing comprised in the approved soft landscaping scheme shall be carried out in the first planting and seeding seasons following the first occupation of the dwellings and shall be maintained thereafter for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of the character and appearance of the locality and Conservation Area and the setting of the listed building in accordance with Policies H1, BN1, BN2, and BN5 of the West Northamptonshire Joint Core Strategy, Policies 2 and 31 of the emerging Local Plan Part 2 and guidance contained within the National Planning Policy Framework.

Boundary treatment to front of Maidwell building

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no gates, fences, walls or any means of enclosure or similar structures other than approved pursuant to Condition 24 above shall be erected or constructed forward of the southern front elevations of the retained and extended parts of the Maidwell Building hereby permitted.

Reason: To ensure that the historic character of the open frontage of the site is maintained in accordance with Policies H1 and BN5 of the West Northamptonshire Joint Core Strategy.

Bin and cycle storage – Maidwell building

26. The bin and cycle storage facilities as shown on drawing number 0406-MCW-ZZ-XX-DI-A-0011-S2-P12 (Bin and Cycle Storage Provision Diagram) shall be provided prior to the occupation of any dwelling within the land edged in red on submitted drawing number 0406-MCW-ZZ-00-DR-A-0100 P11 (Proposed Site Plan) and shall thereafter be retained as such.

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

External lighting – Maidwell building

27. Prior to the occupation of any dwelling within the land edged in red on submitted drawing number 0406-MCW-ZZ-00-DR-A-0100 P11 (Proposed Site Plan), full details of all external lighting for this part of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and be fully implemented prior to the occupation of the dwellings and retained thereafter.

Reason: In the interests of amenity, heritage, crime prevention and biodiversity in accordance with Policies H1, S10, BN1, BN2 and BN5 of the West Northamptonshire Joint Core Strategy and Policies 2, 4 and 31 of the emerging Northampton Local Plan Part 2.

Security measures – Maidwell building

28. Prior to the occupation of any dwelling within the land edged in red on submitted drawing number 0406-MCW-ZZ-00-DR-A-0100 P11 (Proposed Site Plan), full details of security measures for this part of the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include access control, the security performance of doors and windows, and details of post boxes to serve the development. The development shall be carried out in accordance with the approved details and fully implemented prior to the occupation of the dwellings and retained thereafter.

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

Noise from plant

29. Upon installation of the air source heat pump and any other external plant within the land edged in red on submitted drawing number 0406-MCW-ZZ-00-DR-A-0100 P11 (Proposed Site Plan), an assessment to demonstrate that noise ratings at the nearest noise sensitive receptors meet the rating level requirements within the Noise Assessment prepared by WBM Acoustic Consultants, dated 2nd September 2022 (Project No: 5114 / Document: 0406-WBM-ZZ-XX-RP-AC-0003-S3-P02) when the plant is operational shall be submitted to and approved in writing by the Local Planning Authority before any noise affected dwelling is first occupied.

In the event that the rating level requirements have not been met, details of a scheme for further noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority before the dwellings comprising the nearest noise sensitive receptors are first occupied. The mitigation measures shall be provided before these dwellings are first occupied and noise testing information to certify compliance with the noise ratings shall be submitted to and approved in writing by the Local Planning Authority; such mitigation shall thereafter be retained.

Reason: In the interests of residential amenity and to accord with Saved Policy E20 of the Northampton Local Plan, Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy, Policies 4 and 6 of the emerging Local Plan Part 2 and guidance contained within the National Planning Policy Framework.

Glazing/ventilation

30. Notwithstanding the submitted information, details of the glazing/ventilation configuration for each façade of the residential development within the land edged in red on submitted drawing number 0406-MCW-ZZ-00-DR-A-0100 P11 (Proposed Site Plan) shall be submitted to and approved in writing by the Local Planning Authority before any dwelling in this part of the site is first occupied. The details shall include certification from the manufacturers that the products meet the required sound reduction criteria for each facade as outlined within the Noise Assessment prepared by WBM Acoustic Consultants, dated 2nd September 2022 (Project No: 5114 / Document: 0406-WBM-ZZ-XX-RP-AC-0003-S3-P02). The glazing shall be provided in accordance with the approved details and retained as such.

Reason: In the interests of residential amenity and to accord with Saved Policy E20 of the Northampton Local Plan, Policies S10 and BN9 of the West Northamptonshire

Joint Core Strategy, Policies 4 and 6 of the emerging Local Plan Part 2 and guidance contained within the National Planning Policy Framework.

Overheating

31. For the units potentially being affected by overheating, as identified within the Overheating Report prepared by Greengauge, dated 19th August 2022, Document: 0406-GRE-ZZ-XX-RP-ME-0005, the developer/landlord shall provide the occupiers of these units with guidance on managing overheating and associated risks via daytime and night-time control of open windows upon first occupation.

Reason: In the interests of residential amenity and to accord with Saved Policy E20 of the Northampton Local Plan, Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy, Policies 4 and 6 of the emerging Local Plan Part 2 and guidance contained within the National Planning Policy Framework.

Photovoltaic panels

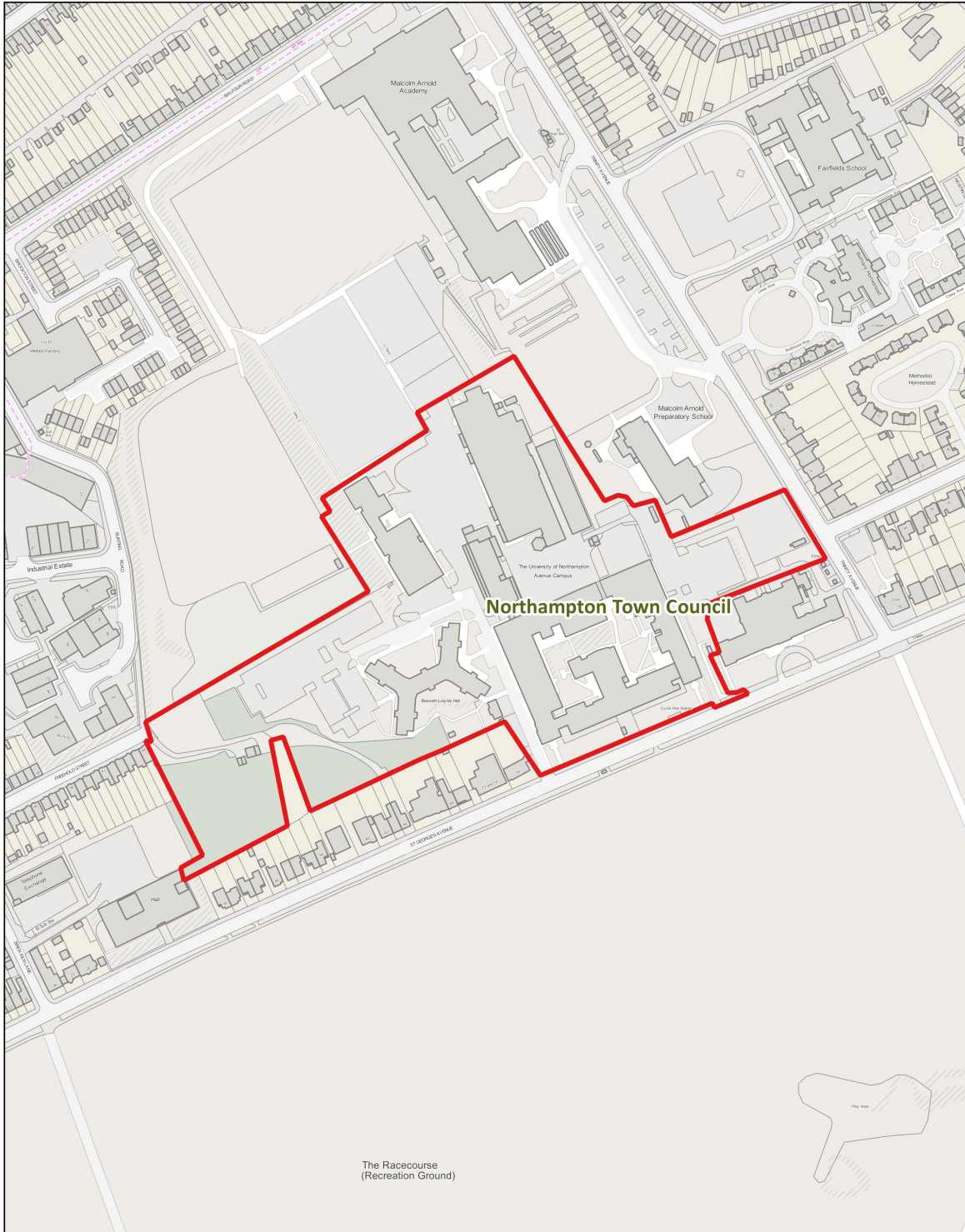
32. Details of the proposed photovoltaic solar panels on the roof of the Maidwell building shall be submitted to and approved in writing by the Local Planning Authority before any dwelling within this part of the site is first occupied. The photovoltaic solar panels so approved shall be provided before the development is first occupied and retained as such.

Reason: To promote sustainable energy generation and mitigate the impact of the development on climate change and to accord with Policies S10 and S11 of the West Northamptonshire Joint Core Strategy.

HiMO restriction

33. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent order revoking and re-enacting the provisions of the Order (with or without modification), the approved dwellings within the land edged red on the submitted Location Plan (drawing number MCW-ZZ-00-DR-A-0001 P02) shall be used only for purposes within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification and shall not be used as a House in Multiple Occupation.

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



Title: **St Georges Avenue**

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Date: 19-12-2022

Scale: 1:3,000

Drawn by: -----