



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE:	27 th April 2016
DIRECTORATE:	Regeneration, Enterprise and Planning
DIRECTOR:	Steven Boyes
APPLICATION REF:	N/2015/1074
LOCATION:	Former St Marys Middle School, Grange Road
DESCRIPTION:	Erection of 81no. dwellings comprising 1-bed flats, 2, 3 & 4 bed houses and associated access roads and open space
WARD:	Eastfield Ward
APPLICANT:	Westleigh Partnership Ltd
AGENT:	Westleigh Partnership Ltd
REFERRED BY:	Director of Regeneration, Enterprise and Planning
REASON:	Major application requiring S106 agreement
DEPARTURE:	Yes

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL IN PRINCIPLE subject to:

1.1.1 The prior completion of a Section 106 Legal Agreement to secure:

- i) 35% of the development to be used for affordable housing and that 10% of all dwellings are constructed to mobility standards;
- ii) A financial payment to fund the provision, improvements to connections and/or enhancements to areas of off-site public open space within the vicinity of the site;
- iii) A financial payment to fund the improvements of bus services within the vicinity of the site;
- iv) A financial payment to fund the provision of primary and secondary school education within the vicinity of the site;
- v) A financial payment to fund improvements to and/or the provision of pedestrian ways and/or cycle ways;
- vi) An obligation to ensure that the specification for the on-site proposed open space (including play equipment) is submitted to and approved by the Local Planning

Authority and that this is made available for public access and is maintained in perpetuity;

vii) A scheme for the provision of construction worker training opportunities and a payment towards the operation of this programme; and

viii) The Council's monitoring fee subject to the Director of Regeneration, Enterprise and Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

1.1.2 The Conditions as contained in Paragraph 9 below and for the following reason:

The proposed development, subject to conditions, would represent the satisfactory reuse of the land and contribute to the established housing need in Northampton. The development is of a satisfactory design and layout and would not impinge upon the amenities of surrounding occupiers or highway safety. The development is therefore in accordance with the National Planning Policy Framework, Policies H1, H2, S1, S10, and INF2 of the West Northamptonshire Joint Core Strategy and Policies E20, H17 and H32 of the Northampton Local Plan.

1.2 It is also recommended that in the event of the Section 106 Legal Agreement not being completed within three calendar months of this Committee meeting, in addition to being able to grant planning permission as recommended above, the Head of Planning be given delegated authority to either refuse or finally dispose of the application (at his discretion) on account of the necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of Policy INF2 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The applicant has applied for full planning permission to erect 81 dwellings. This comprises 73 houses (breaking down to 19 two bedroom houses, 28 three bedroom houses and 26 four bedroom houses) and 8 one bedroom flats. The proposed dwellings are arranged in two groups, with 29 being accessed from Grange Road and the remaining 52 being accessed from Booth Lane South. The development would not contain any through roads; however, there would be a pedestrian link between the two elements of the development. The application also includes an area of public open space and 187 car parking spaces.

3. SITE DESCRIPTION

3.1 The application site was formerly a school; however, the site has, in the main, been cleared as the school use ceased in 2004 following a review of education provision in the Borough. Part of the site has subsequently been redeveloped to form the St Gregory's Primary School. Whilst the education use of the site has ceased, the site remains allocated in the Local Plan as being a school site.

3.2 The nature of the surrounding area is predominantly residential in character. Dwellings in the vicinity are typically of two storeys in height and are generally houses.

4. PLANNING HISTORY

- 4.1 06/0130/OUTWNN – Outline Planning Application for residential development, with all matters reserved, except access – Approved.
- 4.2 N/2011/1266 – Application to extend time limit for implementation of 06/0130/OUTWNN for residential development including means of access (all other matters reserved) – Approved 2014.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Local Plan (1997) saved policies,

5.2 National Policies

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:

- 5.3 The NPPF requires that new developments are of a high quality design, which secures a good standard of amenity for all existing and future occupiers of land and buildings (Paragraph 17). The same paragraph also requires the effective reuse of previously developed land and focuses significant developments on sites that are sustainable.
- 5.4 Paragraph 34 requires developments that are likely to generate a significant amount of movement be located in positions where the need for travel is minimised. This is expanded upon in Paragraph 35, where the creation of safe and secure road layout are required which minimise conflicts between pedestrians, cyclists and traffic.
- 5.5 Of particular note to residential proposals is that Paragraph 49 requires that proposals for housing should be encouraged within the context of promoting sustainable development. The same paragraph also states that in instances where a five year housing land supply cannot be demonstrated (which is the case in Northampton), any relevant Development Management policies cannot be considered to be up to date. Paragraph 14 requires that in instances where the development plan is silent or out of date, the overarching aim of providing sustainable development should be used to determine planning applications.
- 5.6 In terms of providing additional housing, it is incumbent that planning decisions provide a variety of housing types in order to meet the wide range of differing needs for housing (Paragraph 50). In design terms it is required that the planning decision proactively support sustainable development, mitigating impacts on amenity and facilitating mixed use developments (Paragraph 17).

5.7 Paragraph 35 states that, where practicable, developments should be designed with a safe and secure layout that reduced the potential for conflicts between pedestrians and traffic. Paragraph 50 requires that new developments provide a wide choice in new homes. The NPPF also requires that new developments be of a good quality design (paragraph 56).

5.8 **West Northamptonshire Joint Core Strategy (2014)**

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.

5.9 Policy S1 of the JCS states that new developments would be concentrated primarily in and adjoining the existing principal urban area of Northampton. Of particular relevance to this application, Policy S4 requires the provision of about 28,470 new dwellings within the Northampton Related Development Area (NRDA) between 2011 and 2029. This figure has been calculated as a result of the West Northamptonshire Objectively Housing Needs Assessment. Policy S10 requires that new developments be located in a position where services and facilities can be accessed by walking, cycling or public transport.

5.10 Policy H1 requires that a mixture of house types are provided, which should be of varying sizes, types and tenures. Policy H2 also requires that at least 35% of developments of 15 or more dwellings should be made available for occupation as affordable housing.

5.11 In addition to these matters, Policy INF1 requires that developments provide sufficient infrastructure to mitigate the impacts of development, which is in addition to Policy INF2 that requires a reliable mechanism for the provision of such infrastructure.

5.12 **Northampton Local Plan 1997 (Saved Policies)**

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:

5.13 Policy E20 states that new buildings should be of an appropriate design; minimising crime and anti-social behaviour; and Policy T12 necessitates that new developments have sufficient manoeuvring space for commercial vehicles.

5.14 In addition, Policy H7 states that new proposals should be of a good design and amenity; Policy H17 requires the provision of a suitable level of housing for people with disabilities; and Policy H32 necessitates the provision of some affordable housing.

5.15 **Supplementary Planning Documents**

Northamptonshire County Parking Standards SPG 2003
Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Arboricultural Officer (NBC)** – The amenity value of a number of the trees to be removed is limited; however, it should be investigated as to whether a greater number of trees could be retained. Retained trees should be protected in the construction process.
- 6.2 **Anglian Water** - No objections, subject to a condition relating to the submission of further details relating to drainage provision.
- 6.3 **Construction Futures** – Request an obligation in the Section 106 Agreement to provide construction worker training opportunities.
- 6.4 **Development Management (NCC)** – Request that the Section 106 Agreement include obligations to fund enhancements to primary and secondary school education provision; the fire and rescue service and libraries.
- 6.5 **Environment Agency** – No objections.
- 6.6 **Environmental Health (NBC)** – Recommend conditions relating to the investigation of contamination and the securing of a Construction Environment Management Plan.
- 6.7 **Highway Authority (NCC)** – The submitted Transport Assessment should be updated to include forecast traffic flows up to 2031. Whilst it is recognised that there is an extant planning permission in place on this site, it is considered that each proposal should be judged on its own merits.
- 6.8 **Lead Local Flood Authority (NCC)** – No objections, subject to a condition relating to the submission of further details relating to drainage provision.
- 6.9 **Northamptonshire Police Crime Prevention Design Advisor** – Further details regarding boundary treatments are required. This would include some definition to the area surrounding the flats and the area of public open space. The footpath link is not overlooked for its entire length. Some of the parking courts are not overlooked by all of the dwellings that they serve.
- 6.10 **Sport England** – Make their comments in a non-statutory capacity, but have no objections subject to an obligation being secured to fund off site open space provision.
- 6.11 Letters of objection from **237 and 245 The Headlands** and **2 and 26 Thirlmere Avenue**. Comments can be summarised as:
- The development would adversely affect outlook
 - The proposal would adversely affect privacy levels
 - Traffic to the site would also increase
 - There would be insufficient security measures
 - Concerns are raised regarding noise arising from the construction process
 - Concerns are raised regarding the removal of trees
 - Additional dwellings may adversely affect the drainage system

7. APPRAISAL

Principle of the development

- 7.1 Whilst it is recognised that the site is allocated as a school site in the Local Plan, the fact that the educational use was disbanded some time ago and that there is an

extant planning permission in place to develop the site for residential purposes, which when combined with the age of the Local Plan means that the allocation carries less weight. In addition, the site would contribute towards delivering the requisite five year housing land supply within the Borough and is sustainably located. It is considered that the breach of planning policy is not unacceptable.

- 7.2 Given that the site's current lawful planning use is a school, the development would result in the loss of a playing field. Whilst this position is noted, the site has not been used for any form of sporting facility since the school closed in 2004 and there has been no public access to the site in the intervening period. Given these circumstances and the fact that no objections have been received from Sport England, it is considered that the loss of the sports pitch should not serve as an impediment to bringing forward this development for residential accommodation.
- 7.3 The proposed development would assist in meeting the demand for new houses within Northampton. In line with the requirements of the NPPF and local planning policies, 35% of the development would be made available for occupation on affordable tenures. The Council's Interim Housing Statement advocates that these affordable dwellings be clustered together in no more than 15 units. This is to ensure that developments are mixed and sustainable in line with the requirements of the NPPF.
- 7.4 In this specific case, the affordable housing has been clustered together in the northern section of the site. This results in 29 affordable dwellings being sited together. This is a breach of the Interim Housing Statement and has been the subject of discussions with the applicant. The result of these discussions is that it has emerged that a redesign of the development in order to create two separate clusters of affordable dwellings would create significant delays in the delivery of the proposal. This is therefore likely to call into question the overall delivery of the scheme as there is a strict timetable for the delivery of the development. In addition, a redesign of the scheme is likely to impact upon the final development value. This would therefore reduce the viability of the scheme and would impact on the development's ability to provide the full 35% affordable housing (which are of a type that will contribute to addressing the housing need) and other Section 106 Agreement obligations.
- 7.5 In light of this situation and given the significant need to deliver new housing of all tenures within the existing urban area, it is considered that on a pragmatic basis the current proposed arrangement of affordable housing is acceptable as it ensures that there is a contribution to addressing the housing need for dwellings of all types of tenure within the Borough.
- 7.6 Whilst the previous land uses would not suggest that there are any particular contamination issues that would be a barrier to the site being developed for residential accommodation, in order to ensure that the potential of ground contamination is fully investigated, a number of conditions are recommended. These would also cover the eventuality of unsuspected contamination being discovered during the construction process.
- 7.7 By reason of the scale of the proposed development, it is also recommended that a Construction Environment Management Plan be secured via condition. This would cover matters such as the hours that construction works would take place, the routing of construction traffic and wheel washing. This therefore minimises the impacts that the construction would have on the surrounding residential properties.

Design and appearance

- 7.8 The proposed development comprises buildings of two storeys in height. This ensures that the proposed development is compatible with the prevailing vernacular. This ensures that the development would not form an incongruous feature within its predominantly suburban setting. The proposed dwellings have been designed so that their appearance reflects the traditional form of development within the vicinity. The applicant has also submitted an indicative palette of materials, which ensures that the proposed scheme would be constructed from materials that are complimentary to the surrounding area. This therefore ensures that the development would not have an adverse impact upon the character and appearance of the locality. The materials would be secured via a condition in the event of an approval.
- 7.9 The layout of the proposed development, which combined with the comparatively limited heights of the proposed buildings, is sufficient to ensure that neighbour amenity in terms of considerations would not be unduly affected. The layout of the development also ensures that the proposed developments have a good standard of amenity. In addition to the proposed area of public open space, all of the houses would have sufficient garden spaces, which is necessary to ensure a good standard of development.
- 7.10 The proposed road layout of the development sees vehicular access points sited in Booth Lane South and Grange Road; however, the design of the development prevents vehicles from crossing the entirety of the site. This layout therefore prevents 'rat-running' from occurring and assists in creating an appropriate character and residential environment. The proposed layout does include a pedestrian route linking the northern and southern sections of the site. Whilst this does not feature dwellings overlooking the path for its entire length due to the constrained and irregular shaped site, a condition is recommended that would ensure that it is lit. This would contribute to creating a secure form of environment.
- 7.11 The majority of dwellings would feature in curtilage car parking, which is a secure form of development. In order to achieve the proposed number of dwellings and due to the unusual shape of the site, some communal parking areas are required. These spaces are located adjacent to well used areas of the site and would also be overlooked by habitable windows associated with a number of dwellings. As a consequence, the general layout is considered to be acceptable.
- 7.12 The area of public open space is well surveyed by the surrounding dwellings, which is likely to ensure that this space is secure and well used. In order to prevent indiscriminate car parking on the edges of this space and in line with the advice of Northamptonshire Police's Crime Prevention Design Advisor, a condition is recommended that would ensure the Council approves some boundary treatment to this space (such as a low level, post and rail fence).
- 7.13 The condition would also secure details of all boundary treatments to the site, including individual plot boundaries. This condition would be phrased in such a way so as to ensure that the boundary treatments are implemented prior to the first occupation of the development and are retained thereafter. This measure would ensure that the proposed development is secure and the security of adjoining properties would not be adversely affected.
- 7.14 In line with Council policy, the legal agreement would secure that 10% of the development would be constructed to appropriate mobility standards. This also ensures a mixture of house types within the development that would meet the various needs of the community.

Highway impacts

- 7.15 The proposed access points have been assessed by the Highway Authority and there are no objections to these. The accesses have appropriate visibility along Booth Lane South and Grange Road which means that vehicles entering and leaving the existing highway system can do so safely. In addition, the applicant has demonstrated that the large vehicles (such as refuse lorries) can safely manoeuvre throughout the site.
- 7.16 The development includes the provision of 187 car parking spaces to serve the 81 dwellings. This provision is considered acceptable and a condition is recommended to ensure that it is provided in a timely manner prior to the first occupation of each dwelling.
- 7.17 The applicant has submitted a Transport Assessment in support of the application. Whilst it is noted that the Highway Authority have raised some concerns regarding the submitted Traffic Assessment and in particular the fact that it does not forecast traffic flows up to 2031. In response to this matter, weight does need to be given to the fact that planning permission exists for up to 86 dwellings (i.e. five more than that sought within the application) and this permission could still be implemented. This fall back position is therefore of great significance in the determination of this planning application.
- 7.18 As the quantum of development now proposed is smaller than that allowed in the extant 2014 planning permission, it therefore follows that it is highly unlikely that the level of traffic arising from the current proposal would be any greater than that previously deemed acceptable. As a result, it is concluded that this development would not have any substantially larger highway impacts than the extant scheme. As a consequence, an updated transport assessment is not reasonably required.
- 7.19 In order to support more sustainable means of travel and to ensure consistency with the previous extant approval, the Section 106 Agreement would ensure the payment of financial contributions towards the provision and enhancement of footpaths and cycleways within the vicinity of the application site in addition to enhancements to bus services.
- 7.20 In accordance with the advice of the Highway Authority, a condition is recommended that would ensure the submission of an updated travel plan.

Trees and ecology

- 7.21 The application site has been assessed for the presence of ecology. It has been demonstrated that there is no evidence of badgers on the site. In addition, it is unlikely that a former well managed playing field surrounded by dense residential accommodation would be a particular attractive environment for badgers, particularly as records for the wider area also indicate a lack of activity by this species.
- 7.22 As the site does not contain any areas of open water the presence of species such as water voles, otters and white-clawed crayfish can also be discounted. The lack of a water body also discounts the possibility of great crested newts being present on the site and the separation distances between the application site and the closest attractive environment for newts are likely to discount the potential for an existing newt population to disperse and colonise the application site. As the site does not adjoin any sites that would be suitable for habitation by reptiles, their presence can also be discounted.

- 7.23 The site has limited scope for bird nesting and whilst the rough grassland to the south of the site is likely to provide an attractive hunting ground for barn owls, its limited quantity and lack of similar environments within the vicinity means that it is unlikely that it would support a population of barn owls. The lack of quantity of this grassland also means that the presence of bats living on the site can be discounted.
- 7.24 In respect of flora, there is no evidence of any particular species of ecological note and as consequence, the bringing forward of this site for residential development would not cause any undue detrimental harm on ecology.
- 7.25 Although the site contains a comparatively small number of trees, none of these have protected status. As a result of this, it is not possible to insist upon the retention of all trees on this site. In addition, those that are identified to be removed are necessary in order to ensure that the development contains suitable vehicular and pedestrian visibility splays and that a good level of amenity would be secured for future residents. In addition, a condition is recommended that would ensure the protection of retained trees (including those within third party ownership) during the construction process.

Flooding and drainage

- 7.26 It is noted that no objections from the Environment Agency have been received with regards to flood risk. This is of note as the level of permeable surface would be reduced by the proposed development. In order to prevent flooding on the site or in the wider area and in line with the advice of the Lead Local Flood Authority, a condition is recommended that would enable the Council to approve details of a drainage scheme and for this to be implemented prior to the first occupation of the development and for it to be retained thereafter.

Legal Agreement

- 7.27 By reason of the scale and type of development, a Section 106 Legal Agreement is required. The Community Infrastructure Levy Regulations specify three key legal tests in ascertaining whether a particular obligation can be requested. These specify that obligations should be:
- i) Necessary to make the development acceptable in planning terms;
 - ii) Directly related to the development; and
 - iii) Fairly and reasonably related in scale and kind to the development.
- 7.28 35% of the dwellings would be affordable housing. 70% of these dwellings would be for social or affordable rent and 30% intermediate ownership. This would ensure that the development provides a mixture of housing to provide a varied community in line with the requirements of national and local planning policies.
- 7.29 In addition, the legal agreement would also secure various measures in order to promote more sustainable means of travel.
- 7.30 With exception of a comparatively small number of flats, the development predominantly contains family accommodation. It is therefore likely that the development would place a greater pressure on school provision within the area and with reference to the legal tests as described previously, an obligation to secure enhancements to primary and secondary education is necessary and reasonable in order to mitigate the impacts of the development.

- 7.31 The County Council has also requested a payment for the provision of the fire service and library facilities. There is no adopted development plan policy support for these requests and it is not clear what facilities would be secured by this obligation. Therefore, it is not considered that this request can be supported. The County Council have also requested that a fire hydrant is provided. This is a matter that would be addressed under the relevant building regulations and does not need to be replicated as part of the planning process. As a consequence, the aforementioned legal tests have not been complied with.
- 7.32 A small area of public open space has been provided within the development and therefore an obligation is recommended to be included within the legal agreement in order to ensure that this is maintained, and that play equipment is provided and made available for public access in perpetuity. Notwithstanding this, it is unlikely that this space is large enough to meet all of the recreation needs of all of the future occupiers of the development. In addition, the development would result in the loss of some land that has been most recently used as open space. In order to overcome this, the legal agreement would include an obligation for the provision or enhancement of off-site open space.
- 7.33 The development will also make a payment and provide opportunities for the provision of construction worker training.

8. CONCLUSION

- 8.1 It is considered that the proposal represents an acceptable use of the site and an appropriate design and scale has been proposed. Subject to various conditions and the completion of a Section 106 Legal Agreement, it is considered that the impacts of the development can be appropriately mitigated and accordingly, the application is recommended for approval.

9. CONDITIONS

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

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

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

3. The development hereby permitted shall be constructed in accordance with the materials detailed on drawings 40367 125a and 40367 127.

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

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

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

5. Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries and to the area of public open space shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

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

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

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

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

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

8. All trees shown to be retained in the approved plans shall be protected for the duration of the development by stout fences to be erected and maintained on alignments to be approved in writing by the Local Planning Authority before any development works shall take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant

sited, no materials or waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy BN3 of the West Northamptonshire Joint Core Strategy. This condition is required in order to ensure the agreement of such details in a timely manner.

9. Notwithstanding the details submitted, full details of lighting to serve the pedestrian link adjacent to Plot 31 (as shown on drawing 40367 001H) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of Plot 31 and shall be retained thereafter.

Reason: In the interests of creating a safe and secure form of development in accordance with the requirements of the National Planning Policy Framework.

10. Full details of the provision for the storage of refuse and materials for recycling to serve the flats shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation or bringing into use of the building(s) hereby permitted and thereafter retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with the National Planning Policy Framework.

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site. The scheme shall include, where present, the location and species of any existing trees and hedgerows on the land and details of any to be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with the National Planning Policy Framework. This condition is required in order to ensure the agreement of these details in a timely manner.

12. 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 or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with the National Planning Policy Framework.

13. Prior to the first occupation of the premises hereby approved, a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented at all times that the development is occupied unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the reliance on the private car for journeys to work in accordance with the National Planning Policy Framework.

14. Prior to the commencement of each phase of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved CEMP. The CEMP shall include, though not necessarily be restricted to the following details:

- i) A Traffic Management Plan incorporating the routing of construction traffic and details of heavy vehicle movement patterns.
- ii) Measures to minimise and control noise, vibration, dust and fumes during site preparation works and construction, including vehicle reversing alarms.
- iii) Details of the siting of all vehicles of site operatives and visitors.
- iv) The unloading and loading arrangements for heavy plant and machinery.
- v) The location, extent and duration of any temporary stockpiling areas.
- vi) Measures to prevent mud being deposited on the surrounding highway.
- vii) Hours in which development will take place.

Reason: To minimise the impact of the development during the construction phase in accordance with the National Planning Policy Framework. This condition is required in order to ensure the agreement of such details in a timely manner.

15. No development shall take place until a detailed design of surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development should be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is first occupied and shall be retained thereafter

Reason: To prevent the increased risk of flooding, both on and off site in accordance with the requirements of the National Planning Policy Framework. This condition is required to ensure details are submitted in a timely manner.

16. The car parking spaces and vehicle manoeuvring areas as shown on drawing 40367 001H shall be fully implemented prior to the first occupation of the development hereby permitted.

Reason: In the interests of highway safety in accordance with the requirements of the National Planning Policy Framework.

10. BACKGROUND PAPERS

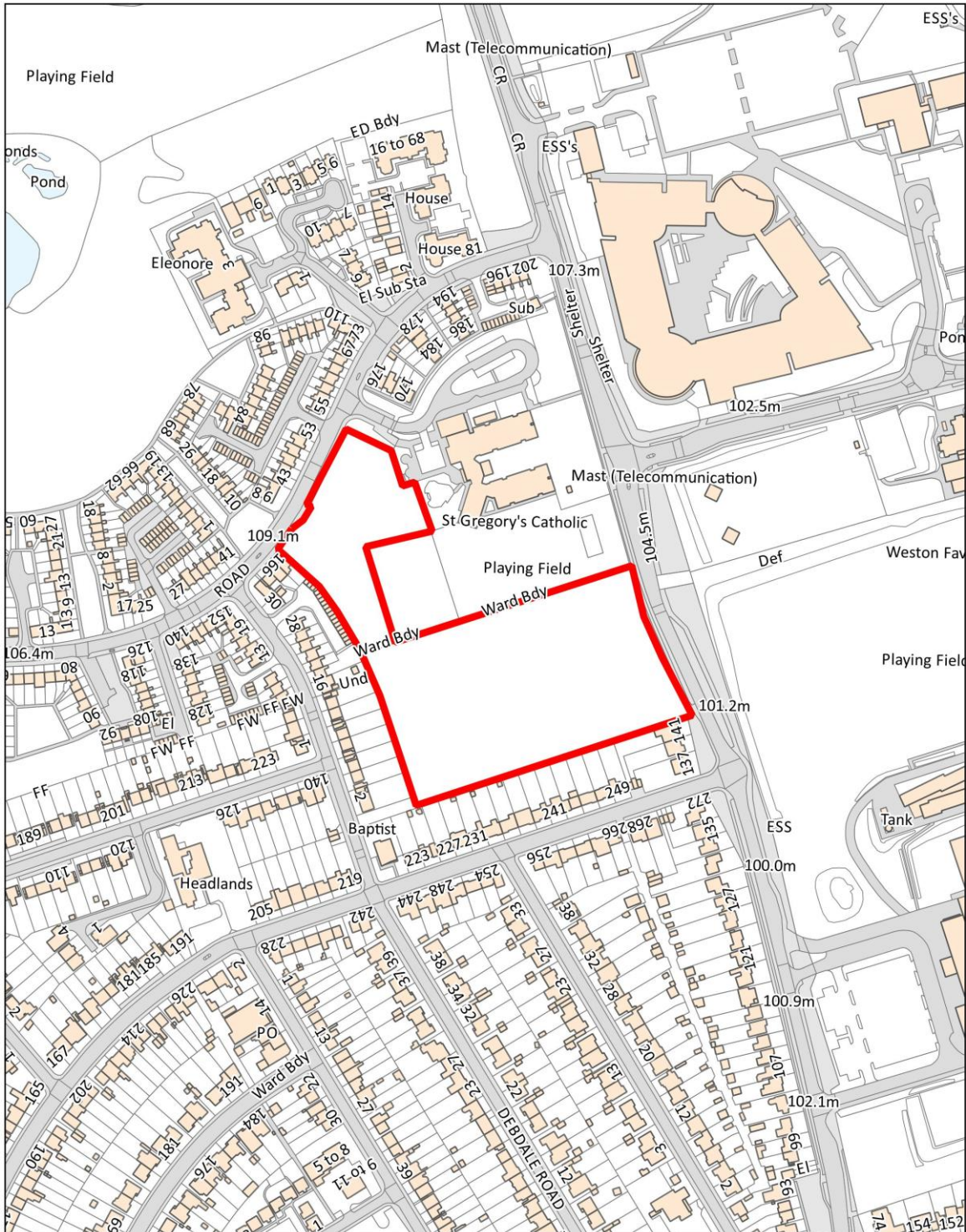
10.1 None

11. LEGAL IMPLICATIONS

11.1 None

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **Former St Marys Middle School**

© Crown Copyright 2014. Reproduced from Ordnance Survey data with the permission of the controller of Her Majesty's Stationery Office. Ordnance Survey is a registered trademark. Northampton Borough Council License Number 100019655.

Date: 14-04-2016

Scale: 1:3,000

Drawn by: Plannir