

PLANNING COMMITTEE: 11th April 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1425

LOCATION: Linnells Motors , Fetter Street

DESCRIPTION: New 4 storey building to provide shared office space & unit rooms for creative new small and medium-sized enterprises (SMEs)

WARD: Castle Ward

APPLICANT: Northampton Borough Council
AGENT: Purcell LLP

REFERRED BY: Head of Planning
REASON: Council owned land and is the applicant

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development is acceptable and would contribute to the aims of regenerating and providing a creative hub in this part of the town centre and providing employment opportunities. The design, scale and appearance of the proposed building is considered acceptable reflecting the character of more recent development within the vicinity and would not lead to any undue adverse impact on the setting of the Derngate Conservation Area or the setting of adjacent listed buildings. The proposal would not lead to any undue impacts in respect of flood risk, highways or impact on surrounding amenity and is considered to be in accordance with Policies S7, S10, E7, BN5, BN7, BN9, N1 and N2 of the West Northamptonshire Joint Core Strategy and Policies S01, S02, 1, 2, 5, 10, 15 and 21 of the Northampton Central Area Action Plan.

2. THE PROPOSAL

2.1 The application proposes the demolition of the former Amalgamated Tyres/Linnells Motors building and redevelopment of the site with the erection of a four storey building to provide a creative industries hub with managed workspaces for creative small to medium enterprises (SMEs). The new building would provide up to 30 flexible units ranging from 14 to 80 square metres in floor area.

- 2.2 The building would be 13m in height when viewed from St John's Street and due to the change in levels as the site rises to the north along Fetter Street, 11.2m in height at its northernmost end when viewed from Fetter Street.
- 2.3 The building would be predominantly a brick built construction with large expanses of glazing on the Fetter Street Elevation.
- 2.4 The main pedestrian entrance would be directly off Fetter Street.

3. SITE DESCRIPTION

- 3.1 The application site is a former commercial vehicle repair workshop located adjacent to the Derrnate Conservation Area and sits on the corner of Fetter Street and St John's Street, to the south of the Grade II listed Vulcan Works/Fetter Street buildings.
- 3.2 To the east, fronting onto Guildhall Road, are the locally listed residential terraces known as Basset Lowke House, the rear elevation of which faces towards the application site with residential parking to the rear. To the south, facing towards the application site at a slightly lower level on St John's Street, are two 4-storey blocks of residential flats. The newly constructed Project Angel, which is 5-storeys high, is located to the west of the site.
- 3.3 There are a variety of land uses in the vicinity of the site which include office, retail, commercial and residential premises.
- 3.4 The land slopes upwards to the north with the Fetter Street stores situated to the north stepping up with the change in gradients.

4. PLANNING HISTORY

- 4.1 There is no relevant planning history.

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 the Northampton Central Area Action Plan (2013).

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

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:

The NPPF has a presumption in favour of sustainable development.

Part 17 identifies the core planning principles of the NPPF which include the need for planning to proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units the country needs; always seek high quality design and a good standard of amenity for existing and future occupiers; conserve heritage assets in an appropriate manner.

Paragraph 19 attaches great weight to the need to support sustainable economic growth.

Part 2 is committed to ensuring the vitality and viability of town centres.

Paragraphs 56 and 57 advises on the importance of good design to sustainable development.

Paragraph 103 seeks to ensure development proposals do not increase flood risk elsewhere.

Paragraph 131 requires account to be taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Paragraph 132 great weight should be given to the asset's conservation.

Paragraph 134 advises that where development proposals will lead to less than substantial harm to the significance of a heritage asset, the harm should be weighed against the public benefits.

5.3 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. Policies of particular relevance are:

Policy S7 requires provision to be made for a net increase of 28,500 jobs in the period up to 2029.

Policy S10: Sustainable Development Principles – seeks to ensure development proposals achieve the highest standards of design and security; protect, conserve and enhance the built environment and heritage assets and their settings; minimise pollution from noise, air and run off.

Policy E7: Tourism, Visitor and Cultural Industries – proposals in this regard will be supported where they contribute to regeneration aims and objectives, strengthen the overall tourism offer, benefit local communities and businesses and is of a use, form and scale which does not harm the quality of the built environment.

Policy BN5: The Historic Environment and Landscape – heritage assets and their settings and landscapes will be conserved and enhanced.

Policy BN7: Flood Risk – development proposals are required to demonstrate there is no increased flood risk and proposed development is, or can be made, safe.

Policy BN9: Planning for Pollution Control – development proposals likely to result in exposure to sources of pollution will minimise or where possible reduce pollution.

Policy N1: The Regeneration of Northampton – will be supported by a focus on the Town Centre and Central Area for office, retail, leisure and service development providing high quality urban design and protection of heritage assets and historic character through managed change.

Policy N2: Northampton Central Area – major office, leisure and cultural development will take place in the central area.

5.4 Northampton Central Area Action Plan 2013

The Central Area Action Plan (CAAP) provides specific planning policy and guidance for the town centre and adjoining areas where significant regeneration and investment is proposed in the period up to 2026 and is in conformity with the objectives of the NPPF. Relevant policies include:

Strategic Objective S01 – seeks to regenerate the town centre by expanding retail, town centre facilities and the scale of employment opportunities in the centre.

Strategic Objective S02 – seeks to ensure a well-designed Town Centre with the development of the highest standard that reflects and contributes to the rich architectural heritage assets and add to the sense of place.

Policy 1: Promoting Design Excellence – seeks to ensure that all new development within the Central Area positively contributes to the character of the area; makes efficient use of land by promoting an appropriate mix of uses in order to increase the vitality and vibrancy of the area; preserves and enhances the character, appearance and setting of heritage assets and pays suitable regard to the adopted Conservation Area Appraisals and Management Plan.

Policy 2: Tall Buildings – Development proposals for tall buildings which are taller than their surroundings must be justified and demonstrate their impact.

Policy 5: Flood Risk and Drainage – developments in the Central Area will be expected to implement measures that ensure there is no increase in the flow of surface water or foul sewage to the existing network.

Policy 10: Parking – within the Town Centre Boundary no additional private car parking for non-residential development will be permitted.

Policy 15: Office and Business Use – the Council will promote the central area as an office and business centre.

Policy 21: Angel Street – promotes for the accommodation of some small-scale creative businesses and office accommodation.

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

Derngate Conservation Area Appraisal and Management Plan

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **NBC Conservation** – no objection. The site is outside of, but immediately adjacent to Derngate Conservation Area. The existing mid-20th Century building and yard does not make a positive contribution to the character and appearance of the conservation area. The scale and design of the replacement building and the proposed use is acceptable for the location and will not have an adverse impact on the conservation area. The height of the proposed building is such that it will have limited impact on views into the Conservation Area from St John's Street, notably the historically important former gaol on Angel Street.
- 6.2 **NBC Environmental Health** – no objection in principle. Require conditions in relation to more detailed identification of both internal and external sources of noise and appropriate mitigation,

refuse storage, contamination, the submission and agreement of a Construction Management Plan, details of external lighting and the submission of a detailed Travel Plan.

- 6.3 **Crime Prevention Design Advisor** – recommends measures to reduce opportunities for crime and anti-social behaviour such as ensuring persons are not able to access the site via any delivery access doors, refuse access doors after hours, doors and windows to a secure standard, access control to main building and delivery points, consideration of the installation of CCTV coverage.
- 6.4 **NCC Highways** – foundations should not encroach or undermine highway, nor any drainage, eaves, sills, outward open windows. Further information requested regarding the Transport Statement and Travel Plan Assessment.

Further details have been submitted and the further comments of the Highway Authority are awaited and will be reported on the addendum to this committee agenda.

- 6.5 **NCC Lead Local Flood Authority** – advise that the guidance in their Standing Advice is followed.
- 6.6 **Environment Agency** – no comment.
- 6.7 **Anglian Water** – the foul sewage network has available capacity. Any discharge of trade effluent to a public sewer will require the consent of Anglian Water. The advice of the Lead Local Flood Authority should be sought in respect of surface water drainage.
- 6.8 **NCC Archaeology** – the previously submitted Archaeological Desk based Assessment and proposed mitigation strategy November 2014 comprehensively covers the archaeological background of the site. Recommend a condition for an archaeological programme of works.
- 6.9 **Northampton Town Centre Conservation Advisory Group** – raise concerns regarding the loss of the industrial building that reflects the character of the area, although it does clarify the future of the site which is pleasing. The design and massing does not relate to the townscape and character of the area and affects the setting of the slope up Fetter Street. Does not reflect the roofline of the former works or the residential blocks on Guildhall Road. The view from the south of the Northampton Georgian Gaol, particularly its pediment, needs to be safeguarded.

7. APPRAISAL

Principle

- 7.1 The redevelopment of this brownfield site as proposed would contribute to the vitality and regeneration of the town centre and complement other recent developments in the locality and the vision for this part of the town centre as defined by the policies of the CAAP, most specifically Policy 21 which promotes the development of the site for the accommodation of small-scale creative businesses and office accommodation. The proposal would make a positive contribution towards the sustainable economic development of the town centre and provide employment opportunities. The proposal is therefore consistent with the aims of the NPPF and Strategic Objective S01 and Policies S7, E7, N1 and N2 of the JCS.

Design and Impact on Heritage Assets

- 7.2 The site is situated adjacent to Derngate Conservation Area with the Grade II listed buildings of the Vulcan Works and Fetter Street Stores to the north, and locally listed buildings comprising Nos. 40 to 56 Guildhall Road to the east. The existing building, although reflecting the saw tooth roof pattern of the adjacent Fetter Street Stores, does little to enhance the character and

appearance of the conservation area. The surrounding built context is varied in character and uses, comprising of historic buildings, and more recent development of a more contemporary appearance with a range of commercial and residential uses.

- 7.3 The NPPF advises on the importance of good design in sustainable development. Policy S10 of the JCS and Policy 1 of the CAAP both reflect this aim and seek to ensure high standards of design that positively contribute to the character of the area. Furthermore, the NPPF, Policy BN5 of the JCS and Policy 1 of the CAAP seek to ensure new development preserves or enhances heritage assets and their settings.
- 7.4 The building has been designed to reflect more recent development in the vicinity whilst endeavouring to respect the historic context and adjacent building heights. The proposed building would range between 11.2m in height to 13m in height due to the variation in ground levels with the land rising from south to north along Fetter Street. The top of the proposed building would sit considerably below the height of the adjacent 5-storey high Project Angel, sitting approximately level with the top of the 3rd floor, and approximately 0.5m higher than the ridges of the adjacent Fetter Street Stores to the north. The height of the building would be of comparable height to Basset Lowke House to the east.
- 7.5 Due to the change in levels with the land sloping upwards to Angel Street to the north, the submitted details indicate that important views of the pediment of the Northampton Gaol would still be visible from the south.
- 7.6 The overall design is simple in form with interest added through the use of varied materials and expanses of glazing. Proposed materials would comprise of a palette of varying facing bricks, with the Fetter Street elevation comprising of a 6 bay elevation inset with large floor to ceiling windows with rotated end bricks, creating a textured element on the façade. A condition is recommended to agree material, fenestration and door details to ensure the quality and type of materials are appropriate to the design and sympathetic to the surrounding area.
- 7.7 It is considered that the proposal would have less than substantial harm on the character and appearance of adjacent heritage assets and that this would be outweighed by the benefits of the proposed development in regenerating this underused site within the town centre and conservation area, and contributing towards the provision of employment opportunities within the town centre.

Impact on Amenity

- 7.8 The NPPF seeks to ensure development proposals achieve high quality design and a good standard of amenity for existing and future occupiers.
- 7.9 Bassett Lowke House, a 4-storey traditional terrace of flats fronting onto Guildhall Road, is located to the east with rear elevation windows facing towards the site. The main habitable rooms to these flats are located to the front of the property towards Guildhall Road, with the windows to the rear serving stairwells, bedrooms and bathroom facilities. The proposed east facing elevation of the new building would have large expanses of brickwork interspersed with windows serving proposed internal workspaces facing towards the rear of these flats, ranging between distances of 10-20m away. Whilst the proximity of the nearest windows is not ideal, such close proximity is not unusual in town centre locations where development tends to be of a denser form. As the rear facing windows to the flats do not serve main habitable room windows, on balance it is considered that the proposal would not lead to any undue impact in terms of overlooking or loss of privacy.
- 7.10 On the opposing side of St. John's Road are 4-storey flats. The proposed building would be in a slightly elevated position in relation to the flats and approximately 17.5m away from the front

elevation facing towards St John's Road. The proposed south elevation of the new building is predominantly brick with an elongated section of glazing to one side. It is not considered that there would be any unacceptable impact in terms of overlooking to the occupiers of these properties.

- 7.11 The elevation of the site facing onto Guildhall Road would remain unchanged and would not lead to any increased impact on the occupiers of the residential flats opposite.
- 7.12 The remaining areas surrounding the site serve commercial properties. The proposed use is compatible with adjacent town centre uses and would not lead to any adverse impact on surrounding amenity.

Flood Risk and Drainage

- 7.13 The NPPF, Policy BN7 of the JCS and Policy 5 of the CAAP require that development proposals do not increase the risk of flood and, where possible, offer betterment.
- 7.14 The application site is situated in Flood Zone 1, low probability, land having a less than 1 in 1,000 annual probability of river or sea flooding.
- 7.15 The application is supported by a Flood Risk Assessment which recommends the promotion of a sustainable and practical drainage strategy including permeable paving and gravel borders where viable, a flow control system to restrict flows to less than 5 litres in the 1 in 200 year plus 20% allowance for climate change and a reduction in impermeable areas. Foul sewage is intended to be connected to the adopted sewer network around the site, subject to Anglian Water approval.
- 7.16 The Lead Local Flood Authority refers to their Standing Advice which requires development proposals to consider sustainable urban drainage systems and ensure appropriate disposal of surface water to ensure there are no adverse flood impacts. The Environment Agency has no comment.
- 7.17 In view of the above, it is considered that an appropriate drainage scheme can be agreed by condition to ensure the scheme is in accordance with policy requirements and that the development proposal does not lead to adverse impacts arising from surface water drainage and flooding.

Highways

- 7.18 No on-site parking is proposed for the development. However, the lack of car parking is not considered to be unacceptable given the site's proximity to public car parking and the sustainable central location of the site and proximity to public transport. Furthermore, Policy 10 of the CAAP requires no provision for parking for non-residential development in this town centre location.
- 7.19 The application is supported by a Travel Plan which includes measures for the promotion and encouragement of sustainable travel options available including provision of information for pedestrians and cyclists, local public transport information and promoting car sharing.
- 7.20 The Highway Authority has requested further details in respect of the originally submitted Transport Assessment/Travel Plan. Additional information has been received and the further comments of the Highway Authority are awaited and will be reported on the addendum to this committee agenda.

Noise, air quality and contamination

- 7.21 The application is accompanied by a Noise Assessment, Air Quality Assessment and Contamination Report.
- 7.22 Conditions are recommended in relation to the submission of a detailed Travel Plan to ensure appropriate mitigation in relation to air quality issues, and conditions relating to contamination and appropriate mitigation, lighting and the submission and agreement of a Construction and Environmental Management Plan to ensure appropriate mitigation measures are in place during construction.

8. CONCLUSION

- 8.1 The development as proposed is acceptable and would contribute to the aims of regenerating and providing a creative hub in this part of the town centre and providing employment opportunities. The design, scale and appearance of the proposed building is considered acceptable reflecting the character of more recent development within the vicinity and would not lead to any undue adverse impact on the setting of the Dergate Conservation Area or the setting of adjacent listed buildings. The proposal would not lead to any undue impacts in respect of flood risk, highways or impact on surrounding amenity. The proposal is therefore considered to be in accordance with the National Planning Policy Framework and the Development Plan and 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 following approved plans: 150 Rev A, 151, 152, 251 Rev B, 252 Rev D, 253 Rev C, 255 Rev E, 256 Rev E, 257 Rev E, 265 Rev E, 266 Rev C, 270 Rev D.

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

3. Details of all proposed external facing materials, including all new window and door details, shall first be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policies S10 and BN5 of the West Northamptonshire Joint Core Strategy.

4. Notwithstanding the submitted details, prior to the commencement of development, full details of the method of the treatment of the external boundaries of the site, including gates, shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the development 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 S10 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of information.

5. Notwithstanding the submitted details, no occupation of the development hereby permitted shall take place until there has been submitted to and approved in writing by the Local Planning

Authority a detailed scheme of hard landscaping for the site. The development shall be carried out in accordance with the approved details prior to occupation.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

6. Prior to the commencement of the development, details of the provision for the storage of refuse, materials for recycling and waste materials shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development hereby permitted and thereafter retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of information.

7. Full details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

8. Before the first occupation of the development hereby permitted a scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control and the approved scheme shall be implemented prior to the occupation of the development hereby permitted and retained thereafter.

Reason: To safeguard the amenity of nearby residents in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

9. The development shall be carried out in accordance with the Conclusions and Recommendations specified in the submitted BSP Consulting Report 'Amalgamated Tyres Site, Fetter Street, Northampton – Phase II Exploratory Investigation for Wates Construction Limited for and on behalf of Northampton Borough Council (14187 – October 2015). This should be applied from the demolition and implementation 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.

10. 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.

11. Before the first occupation of the development hereby permitted a management plan for the operation of the development hereby permitted, including details of hours of opening and timing of deliveries, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained as such thereafter.

Reason: To ensure that the development operates in a way which minimises the impact on the amenity of nearby residents and businesses to accord with Policy S10 of the West Northamptonshire Joint Core Strategy.

12. Notwithstanding the submitted details, before the development hereby permitted is first brought into use a Travel Plan, incorporating a timetable for implementation and a monitoring/management strategy, shall be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be fully implemented thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that measures are taken to limit the impact of the development on the local road network and to encourage sustainable transport in accordance with the advice contained in the National Planning Policy Framework.

13. Development shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:-

- a) The management of traffic and routing during construction: to address site access, routes within site kept free from obstruction, wheel washing, travel plan for construction workers, loading and unloading, vehicle parking and turning areas, a scheme for prevention of surface water discharges onto the highway;
- b) Detailed measures for the control of dust during the construction phase of development
- c) The location and size of compounds;
- d) Details for the safe storage of any fuels, oils and lubricants;
- e) A scheme for the handling and storage of topsoil;
- h) Details of any temporary lighting
- i) Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- j) Measures for the control of noise emanating from the site during the construction period;
- k) Construction Plant Directional signage (on and off site);
- l) Provision for all site operatives, visitors and construction vehicles, loading and unloading of plant and materials;
- m) Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.

The approved CEMP and measures contained therein shall be adhered to throughout the construction period.

Reason: To ensure that appropriate consideration is given to environmental assets and safeguard the amenities of the locality in accordance with the National Planning Policy Framework and Policy S10 of the West Northamptonshire Joint Core Strategy and is required pre-commencement in order to ensure suitable measures are in place from the start of development.

14. No development shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment (prepared by bybsp Consulting dated November 2016) have been submitted to and approved in writing by the Local Planning Authority.

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

- i) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required). Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
- ii) Full detailed surface water calculations and drawings to ensure adequate surface water drainage facilities on site for all events up to and including 0.5% (1 in 200 AEP) plus climate change (20% and 40% sensitivity).

Reason: To prevent the risk of flooding, both on and off-site in accordance with the requirement of the National Planning Policy Framework and Policy BN7 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition as the drainage scheme will need to be incorporated into the preliminary stages of the development.

15. No development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out thereafter.

Reason: To reduce the risk of flooding both on and off-site in accordance with the National Planning Policy Framework and Policy BN7 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of information.

16. No development shall commence until a scheme to provide a programme of construction training opportunities has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed programme.

Reason: To ensure the development provides training opportunities in accordance with the Council's Supplementary Planning Document on Planning Obligations. This is a pre-commencement condition to ensure that the training opportunities can be maximised for the full development programme.

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

Reason: In the interests of archaeological research in accordance with the advice contained in the National Planning Policy Framework and Policy BN5 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition as any archaeological work needs to be undertaken before development commences and any features of potential archaeological interest are lost.

18. Notwithstanding the submitted details prior to occupation of the development hereby permitted a scheme shall be submitted that identifies measures to achieve Secured by Design standards within the development and a timetable for their implementation. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory and secure standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the NPPF.

10. BACKGROUND PAPERS

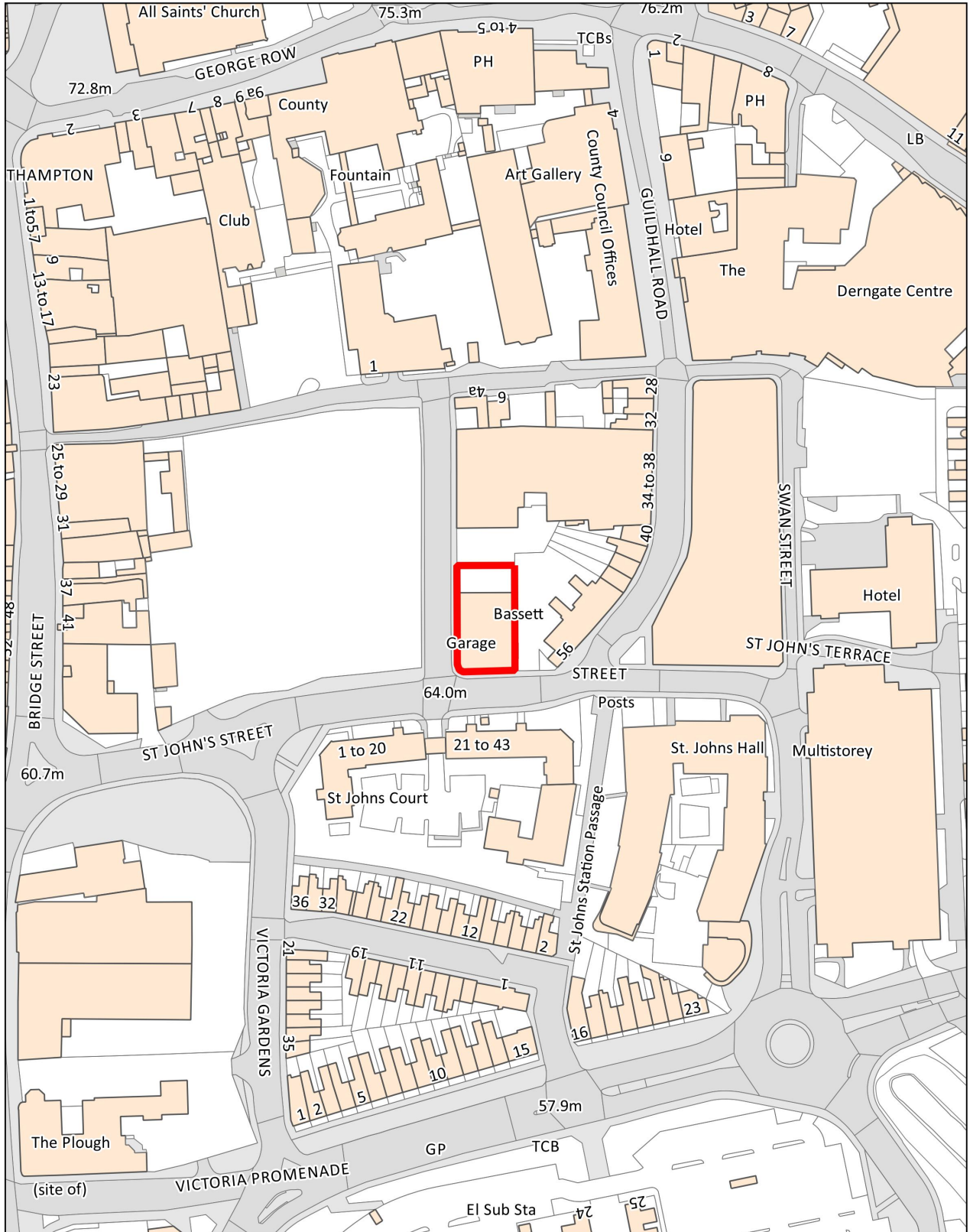
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11. LEGAL IMPLICATIONS

11.1 The development is not CIL liable.

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.



NORTHAMPTON
BOROUGH COUNCIL

Title: **Linnells Motors, Fetter Street**

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Date: 28-03-2017

Scale: 1:1,500

Drawn by: -----