

PLANNING COMMITTEE: 22nd January 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/0774

LOCATION: Land west of St Crispin Drive

DESCRIPTION: Erection of 118 dwellings, vehicular access to Berrywood Drive, drainage infrastructure and public open space

WARD: Upton Ward

APPLICANT: Taylor Wimpey UK Limited
AGENT: Marrons Planning

REFERRED BY: Head of Planning
REASON: Major application requiring S106 agreement

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 APPROVAL IN PRINCIPLE subject to the following:

1.1.1 The prior completion of a Section106 legal agreement to secure the following planning obligations:

- Early Years Education;
- Primary Education;
- Healthcare provision;
- The provision of construction working training places, and a financial payment towards the operation of the scheme;
- Open space provision, including contributions to off-site provision, and future maintenance arrangements including maintenance of SUDs;
- Financial Contribution towards Community Facilities – subject to meeting the tests as set out in Paragraphs 122 and 123 of the Community Infrastructure Levy Regulations 2010; and
- Council’s monitoring fee subject to the Head of Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

1.1.2 The planning conditions contained in Section 9 below and for the following reason:

The National Planning Policy Framework supports sustainable housing development. The application site is allocated for residential development under Policy N9a of the West

Northamptonshire Joint Core Strategy. The development of the site for 118 dwellings would make a positive contribution towards the Borough Council's 5 year housing land requirement. The site is located in a sustainable location on the edge of Northampton with good access to public transport, and subject to the conditions below and Section 106 requirements, will be adequately served by the necessary infrastructure. The design and layout are acceptable, and the proposal would not lead to any unacceptable impacts in respect of ecology, flooding, drainage, highways or surrounding amenity. The proposal accords with the aims and objectives of the National Planning Policy Framework and the requirements of Policies S1, S3, S4, S5, S10, S11, C2, RC2, E6, H1, H2, H5, BN1, BN2, BN3, BN5, BN7a, BN7, BN9, INF1, INF2 and N9a of the West Northamptonshire Joint Core Strategy and Policies E20, H32 and T12 of the West Northamptonshire Joint Core Strategy.

- 1.2 It is also recommended that in the event that the Section 106 Legal Agreement is not completed within 3 calendar months of the date of this Committee meeting, in addition to being able to grant planning permission as recommended above, delegated authority be given to the Head of Planning to either refuse or finally dispose of the application (at his discretion) on account of the necessary mitigation measures not being secured in order to make the proposed development acceptable in line with the requirements of Policies INF1 and INF2 of the West Northamptonshire Joint Core Strategy.

2 THE PROPOSAL

- 2.1 The application seeks full planning permission for the erection of 118 dwellings comprising of 2 to 5-bedroom properties, of 2 and 2½ storeys in height.
- 2.2 A new vehicular access would be created from Berrywood Drive along the eastern boundary of the site. The existing Public Bridleway which extends along this boundary would be retained on its current alignment, with existing informal pathways retained along the southern and western boundary of the site.
- 2.3 A single horse chestnut tree protected by a Tree Preservation Order along the eastern boundary of the site would be removed to allow for the proposed vehicular access. New tree planting and landscaping would be provided throughout the site.
- 2.4 The proposed development includes the provision of 1.13 hectares of open space which includes an ecological corridor to the north of the site, Sustainable Urban Drainage (SUDs) basins, and an area of open space located centrally in the site with an equipped play area.
- 2.5 On-site parking would be provided throughout the site via a mix of on-plot parking spaces and garages.
- 2.6 The proposal includes the provision of a sub-station to the front of the site, and a foul water pumping station in the south western corner of the site.

3. SITE DESCRIPTION

- 3.1 The application site is located to the north west of the centre of Northampton and comprises 5.88 hectares of former agriculture land.
- 3.2 The site forms a part of the wider site known as Northampton Norwood Farm/ Upton Lodge SUE allocated under Policy N9a of the West Northamptonshire Joint Core Strategy for development for in the region of 3,500 dwellings, a local centre, the Sandy Lane Relief Road Phase 2, employment and associated infrastructure. Separate outline applications are currently under consideration for the larger parts of the SUE allocation by South Northamptonshire Council for Norwood Farm, and by the Borough Council for Upton Lodge.
- 3.3 To the immediate north of the site is the Northamptonshire Country Centre, beyond which is residential development.

- 3.4 The eastern boundary of the site, adjoining Berrywood Road and St. Crispin Drive, contains groups of mature trees, which are subject to a Tree Preservation Order, and provide a screen along the boundary. Public Bridleway, LB8, also extends along the length of this boundary, beyond which is residential development.
- 3.5 To the south of the site, the land rises to an area of open space adjoining further residential development.
- 3.6 To the west of the site beyond existing hedgerow is agricultural land forming the Norwood Farm site, which extends to the west towards Sandy Lane.
- 3.7 St Crispins Conservation Area is situated to the east, and extends into the eastern boundary of the application site. Berrywood Local Wildlife Site is situated outside of the site to the northeast. The site is situated in Flood Zone 1 having a 1 in 1,000 annual probability of flooding.
- 3.8 The site broadly slopes downwards from east to west, with a more immediate drop of up to 3m in places from the bridleway along the eastern boundary into the field. The land to the south of the site rises up towards the adjacent open space and residential development.

4 PLANNING HISTORY

- 4.1 There is no relevant planning history.

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 the Northampton Local Plan (1997) saved policies.

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:

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

Paragraph 109 – development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residential cumulative impacts on the road network would be severe.

Paragraph 148 – Planning system should support the transition to a low carbon future.

Paragraph 163 – Ensuring development does not increase flood risk

Paragraph 165 – Incorporating sustainable drainage systems in major developments
Section 12 – Achieving well designed places
Section 15 – Conserving and enhancing the natural environment
Section 16 – Conserving and enhancing the historic environment

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 S1 - The Distribution of Development
Policy S3 - Scale and Distribution of Housing Development
Policy S4 - Northampton Related Development Area
Policy S5 - Sustainable Urban Extensions
Policy S10 - Sustainable Development Principles
Policy S11: Low Carbon and Renewable Energy
Policy C2 - New Developments
Policy RC2 - Community Needs
Policy E6 - Education, Skills and Training
Policy H1 - Housing Density and Mix and Type of Dwellings
Policy H2 - Affordable Housing
Policy H5 - Sustainable Housing
Policy BN1 - Green Infrastructure Connections
Policy BN2 - Biodiversity
Policy BN3 - Woodland Enhancement and Creation
Policy BN5 - The Historic Environment
Policy BN7a - Water Supply, Quality and Wastewater Infrastructure
Policy BN7 - Flood Risk
Policy BN9 - Planning for Pollution Control
Policy INF1 - Approach to Infrastructure Delivery
Policy INF2 - Contributions to Infrastructure Requirements
Policy N9a - Norwood Farm/ Upton Lodge SUE

5.4 **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:

E20 – New Development (design)
H32 – Affordable Housing
T12 – Development requiring servicing

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004
Biodiversity SPD for Northamptonshire (adopted September 2017)
Planning Obligations SPD (2013)

5.6 **Other Material Considerations**

Northampton Green infrastructure Plan (2016)
Open Space, Sport and Recreation Needs Assessment and Audit (2009)
Infrastructure Delivery Plan Update (2017)

6 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **NBC Public Protection** – no objection. Request conditions in respect of the installation of vehicle charging infrastructure and the installation of low NOx boilers, contamination and noise.
- 6.2 **NBC Conservation** – no objection. The principle of development of land to the west of the former St Crispin's Hospital site has been accepted. It is agreed that the development will have a neutral impact on heritage assets.
- 6.3 **NBC Arboricultural Officer** – no objection, subject to a condition for the tree protection measures detailed in the submitted Arboricultural Assessment to be implemented.
- 6.4 **NBC Housing Strategy** – no objection, subject to provision of 35% affordable housing and an approved mix of 30% social rent (12 units), 40% affordable rent (17 units) and 30 % Discount Open Market Value (12 units).
- 6.5 **NCC Highways** – No objection, subject to conditions for off-site highway mitigation on Berrywood Road/ Main Road, maintaining a potential link to the adjacent land to the west, approval of a Construction Management Plan, Travel Plan and ensuring appropriate management of proposed roads/streets by condition.
- 6.6 **Highways England** – no objection.
- 6.7 **NCC Lead Local Flood Authority** – no objection, subject to a condition for the submission of a detailed surface water drainage scheme, and a detailed scheme for the ownership and maintenance of the approved drainage scheme.
- 6.8 **Environment Agency** – No objection, subject to a condition for full details of a scheme for the provision of mains foul sewage infrastructure on and off site.
- 6.9 **Anglian Water** – advise available capacity for foul drainage, request condition requiring on-site foul drainage strategy.
- 6.10 **NCC Ecology** – no objection, subject to a condition requiring a site inspection for badger activity prior to commencement, and, if changes have occurred, the submission of revised ecological mitigation measures, and a condition for a Landscape and Ecological Management Plan for the long-term maintenance of retained and new habitats.
- 6.11 **Natural England** – no comments, refer to Standing Advice.
- 6.12 **Northamptonshire Wildlife Trust** – No comments received.
- 6.13 **NCC Archaeology** – no objection. Evaluation of the site has identified no archaeological activity.
- 6.14 **Crime Prevention Design Advisor** – no objection to scheme as amended, requests that details of the play equipment are submitted for approval, alleys between houses should have lockable gates, and gates to ecological area designed to prohibit unwarranted access.
- 6.15 **NCC Development Management** – request S106 contributions towards Early Years and Primary Education, CIL contribution towards Secondary Education, and library improvements, enhancements or expansion of existing facilities, a condition requiring the provision of fire hydrants.
- 6.16 **Construction Futures** – request a financial payment towards training and the provision of training and employment weeks.
- 6.17 **Nene Clinical Commissioning Group** – no comments received.
- 6.18 **NHS England** – no comments received.

- 6.19 **British Horse Society** – no comments received.
- 6.20 **Ramblers Association** – No objection.
- 6.21 **South Northamptonshire District Council** – no comments received.
- 6.22 13 letters of objection have been received, the comments of whom are summarised as follows:
- Increased traffic along Berrywood Drive and adjacent roads, including junction between Berrywood Drive and Berrywood Road which is already dangerous due to poor visibility.
 - Impact on parking on surrounding streets. Development will lead to further congestion.
 - Impact on landscape and loss of greenfield.
 - Impact on wildlife.
 - Land not fit to build on as unstable.
 - Local doctors, hospitals and primary schools over-subscribed.
 - Social housing should be restricted to 20%, not 35%, as currently issue with anti-social behaviour linked to existing social housing in the area.
 - Old hospital site should be redeveloped first.
 - Impact on views.
 - Noise pollution.
- 6.23 One letter of support has been received, and is summarised as follows:
- Proposal will link adjacent development, and link up proposed cycle paths to adjacent development and to Harpole allowing children to ride safely to school.

7. APPRAISAL

Principle

- 7.1 The National Planning Policy Framework (NPPF) advises that applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework places considerable importance on the need to have an up-to-date development plan and that where the development plan is out of date Local Planning Authorities are advised to grant planning permission unless any adverse impacts of doing so would demonstrably outweigh the benefits, when assessed against the policies of the Framework as a whole. Paragraph 8 of the NPPF seeks to ensure the planning system maintains the provision of a sufficient number and range of homes to meet the needs of present and future generations.
- 7.2 The application site forms a smaller part of a larger site allocated for development as a Sustainable Urban Extension (SUE) under Policy N9a of the JCS (Norwood Farm/ Upton Lodge SUE) for in the region of 3,500 dwellings and associated infrastructure. Separate outline applications are currently under consideration for the remaining parts of the SUE allocation by South Northamptonshire Council for Norwood Farm, and by the Borough Council for Upton Lodge. A further small section of the overall SUE allocation has been developed on land to the immediate south of the application site under a separate approval for residential development of 80 dwellings and an area of open space granted in 2011 by the former West Northamptonshire Development Corporation.
- 7.3 In this context, it is considered that the residential development of the site is compliant with policy, subject to the considerations below, would make a positive contribution towards the Council's housing requirements, and that the proposal accords in principle with the overriding aims of the NPPF for the provision of housing and the Council's obligations to ensure a 5 year housing land supply as required by the Government.

Landscape and Visual Impact and Design and Layout

- 7.4 The NPPF advises that good design is a key aspect of sustainable development and should contribute positively to making places better for people, creating safe, inclusive and accessible places that promote health and well-being, with a high standard of amenity, and providing opportunities to promote walking, cycling and public transport. Policy S10 of the JCS seeks to achieve high standards of design and promotes the use of sustainable development principles such as access to facilities and the provision of alternative transport methods.
- 7.5 The application is submitted in full, and is accompanied by a Design and Access Statement which advises that the proposal would achieve a density of 33.8 dwelling per hectare (dph), marginally below the 35 dph recommended by the NPPF. Dwellings would be a mix of 2 to 2 ½ storeys in height. Materials would comprise of a mix of red bricks with brown and grey roof tiles, the specific details of which would be agreed by condition to ensure they are appropriate to the surrounding built context.
- 7.6 Due to the retention of the majority of the existing TPO trees, the presence of the existing Public Bridleway and the drop in levels into the site along the front boundary, the development would have some degree of visual separation from the existing residential development along Berrywood Road and St Crispin Drive, the main visual connection being the proposed new vehicular access. However, the retention of these mature trees maintains the overall green character along these existing roads which contributes positively to the character of the area and provides ecological benefits, and the development would, in time relate more to the context of forthcoming development in the remainder of the SUE allocation.
- 7.7 The proposal retains the existing Public Bridleway and incorporates existing informal trodden routes to west and south of the site providing connectivity to the wider area and adjacent areas of green space for recreational use. The proposed primary road through the site has been designed to allow the potential for vehicular access into the adjacent Norwood Farm site.
- 7.8 The proposed layout has been amended to address issues raised by the Highway Authority and Crime Prevention Design Advisor. The amended layout provides a more legible layout with a primary road through the site tree lined in parts, and secondary roads and private drives radiating off this. Dwellings are orientated with active frontages facing roads, dual aspect corner properties, and orientated to overlook areas of open space to provide natural surveillance.
- 7.9 In respect of amenity, dwellings have been designed and positioned to provide sufficient outlook and light, with appropriate size private gardens to the rear. Bin collection points are located throughout the development to provide ease of access for refuse vehicle from private drives. The proposed dwellings are situated sufficient distance away from existing residential development such that the proposal would not result in any unacceptable impact.
- 7.10 It is inevitable that the landscape will change significantly with the development of the site. However, the site is allocated for development under the JCS, and will be viewed in the context of existing residential development and forthcoming wider development in the remainder of the SUE allocation.
- 7.11 The proposed design and layout of the development is considered acceptable, achieving a secure, sustainable and accessible development with appropriate connectivity to the wider area in accordance with the above policy requirements.

Impact on Heritage Assets

- 7.12 Section 16 of the NPPF advises on the need to conserve heritage assets in a manner appropriate to their significance, giving great weight to the asset's conservation. Policies S10 and BN5 of the JCS seek to conserve and enhance designated and non-designated heritage assets.
- 7.13 St Crispins Conservation Area, and the former St Crispin's Hospital, a Grade II listed building, are located to the immediate east of the site. Development of the land to the west of the former hospital site has been accepted, and the development of the application site would be viewed in

the context of both this and existing surrounding residential development. As such, it is considered that the proposal would have a neutral impact on surrounding heritage assets.

- 7.14 Previous evaluation of the wider SUE allocation has identified no archaeological activity within the area of the application site. As such, the County Archaeologist raises no objection.

Highways Issues

- 7.15 Paragraph 109 of the NPPF advises that development should only be prevented or refused on highway grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.16 The application is supported by a Transport Assessment and Travel Plan. Access to the site would be via a new vehicular access from Berrywood Road, leading onto a primary road through the site, with secondary roads and private driveways radiating off this. The primary road has been designed with a raised table and shared surface along part of its length to control vehicle speeds through the development, and to allow for a potential future link through to the adjacent Norwood Farm site to ensure connectivity with the wider SUE site.
- 7.17 Off-site highway mitigation measures are proposed with improvements to the mini roundabout on Berrywood Road/ Main Road to the east of the site which would incorporate the provision of additional entry lanes on the western and northern approaches to the mini roundabout, and changes to lining. These measures would be secured by condition to be carried out prior to occupation of the development.
- 7.18 Parking provision would be on-plot with a combination of parking spaces and private garages and would accord with the Northamptonshire Parking Standards.
- 7.19 In respect of promoting sustainable transport modes, the existing bridleway and footway along the eastern boundary is to be retained, with existing informal trodden paths along the southern and western boundary retained providing links to the surrounding area. The layout of roads within the site and provision of a link through to the Norwood Farm site would allow increased cycle connectivity to the wider area. The proposed development would be within 400m of the nearest bus stops located to the front of the site on Berrywood Road/ St Crispin Drive which provide a regular service to the town centre. In addition, the submitted Travel Plan proposes the provision of a 'Sustainable Travel Pack' to all residents providing information on walking and cycling routes and public transport, and limited bus passes.
- 7.20 It is considered that the proposal would provide appropriate mitigation in respect of highway impacts in accordance with policy requirements and is therefore acceptable in this regard.

Open Space

- 7.21 The development proposals include the provision of approximately 1.13 ha of open space comprising a SUDs basin on the southern boundary, amenity space throughout the site, and a central area of open space containing an equipped play area overlooked by the proposed surrounding housing. Proposed footpaths would link to areas of informal open space in the wider area, providing increased recreational opportunities.
- 7.22 A 1 hectare area of land within the northern part of the site, not included as part of the overall open space for provision, which includes a second SUDs basin, is intended to be transferred to the Northamptonshire Country Centre, to be used by the Centre for growing plants and vegetables. This proposal is a separate matter proposed by the developer, and is not a requirement in respect of planning policy.
- 7.23 A commuted sum would be required towards the provision of open space in relation to youth provision and outdoor sports provision and is proposed to be secured by a S106 Legal Agreement.

- 7.24 The development would provide an appropriate level of open space in accordance with policy requirements and is considered acceptable in this regard.

Green Infrastructure, Ecology and Trees

- 7.25 Section 15 of the NPPF seeks to ensure that planning decisions contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. If significant harm to biodiversity resulting from development cannot be avoided, or adequately mitigated, planning permission should be refused. Policy BN2 of the JCS seeks to ensure development maintains and enhances existing designations or delivers a net gain in biodiversity, with appropriate weight attached to the status of any sites affected.
- 7.26 The application is supported by an Ecological Appraisal which recognises that there will be a resultant loss of habitat as a result of development, but that there is scope for habitat enhancement and restoration and creation within open spaces. The proposed layout provides an area of attenuation and an ecological corridor that would link to the adjacent Berrywood Local Wildlife Site to the north east, albeit intersected by Berrywood Road. Existing hedgerows and protected trees around the site would be retained, and areas of green space, including a SUDs basin, would be provided within the site, linking to existing areas of green space surrounding the site. A detailed landscaping scheme would be required by condition.
- 7.27 A Phase 1 Habitat Survey has been submitted which has assessed the site in respect of its suitability and for the presence of any protected species. Whilst the existing boundaries around the site provide suitable foraging for bats, these are to be retained with the exception of the removal of a single tree for provision of the access. No evidence of the presence of reptiles or amphibians on site was found.
- 7.28 The report concludes that there is no evidence of badger setts or activity on the site, although there is an acknowledged presence of badger in the area. The appraisal recommends a pre-construction check for any active badger setts on the site, and a review of the necessary licensing requirements if necessary. Appropriate checks for breeding birds during the season is also recommended.
- 7.29 The County Ecologist raises no objection subject to a pre-commencement condition for a further inspection of the site for the presence of badgers prior to construction, and appropriate measures implemented as necessary, and the submission of a Landscape and Ecological Management Plan for the long-term maintenance of retained and new habitats.
- 7.30 A separate approval to remove a single TPO horse chestnut tree to allow for the proposed new vehicular access was granted in December 2018. The remaining TPO trees will be retained. A condition is proposed for the protection of retained trees on the site.
- 7.31 Subject to the above and conditions as recommended, it is not considered that the development of the site would lead to any unacceptable ecological impacts.

Flood Risk and Drainage

- 7.32 The NPPF seeks to ensure that in determining development proposals flood risk is not increased elsewhere and that development does not contribute to or is put at risk from unacceptable levels of water pollution. Policy BN7 of the Joint Core Strategy states that all new development should demonstrate that there is no increased risk of flooding to existing properties and should seek to improve existing flood risk management. Surface water management incorporating sustainable drainage techniques should be accompanied by a long term management plan and protect and enhance water quality.
- 7.33 The site is situated in Flood zone 1 having a 1 in 1,000 annual probability of flooding.

- 7.34 The proposal includes the provision of two surface water drainage ponds along the western boundary of the site, located to the north and south respectively, designed to cater for a 1 in 200 year flood event, plus a 40% allowance for climate change. Foul drainage is proposed to drain via gravity to a foul pumping station proposed on the southern boundary of the site, with a rising main pumping it back into Anglian Water's drainage system.
- 7.35 Subject to conditions for the submission of a detailed surface water drainage and ongoing maintenance scheme and a scheme for foul drainage, the Environment Agency, Lead Local Flood Authority and Anglian Water raise no objection to the proposal. Impacts in respect of flood risk and drainage can be appropriately mitigated such that the proposal would not lead to any adverse impact in this regard in accordance with policy requirements.

Affordable Housing Provision, Section 106 & CIL

- 7.36 Paragraph 54 of the NPPF advises that Local Planning Authorities should consider whether unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. The Heads of Terms as listed in paragraph 7.39 below form the basis for the formulation of planning obligations in order to mitigate the impacts of the development, other than those covered by conditions.
- 7.37 Paragraph 64 of the NPPF advises that at least 10% of the homes in major housing developments should be available for affordable home ownership. Policy H2 of the JCS requires the provision of 35% affordable housing, subject to the assessment of viability, to be provided as an integral part of the development with a tenure to reflect local housing need.
- 7.38 The development proposals include the provision of 35% affordable housing to be distributed throughout the site in accordance with the requirements of Policy H2 of the JCS, which would be secured by a Section 106 Legal Agreement.
- 7.39 In addition to the above, financial contributions or obligations for the following would be secured by a Section 106 Legal Agreement:
- Early Years Education
 - Primary Education
 - Healthcare provision
 - Construction Training
 - Open space provision, including contributions to off-site provision, and future maintenance arrangements including maintenance of SUDs;
 - Financial Contribution towards Community Facilities – subject to meeting the tests as set out in paragraphs 122 and 123 of the Community Infrastructure Levy Regulations 2010.
 - Council's monitoring fee.
- 7.40 Requirements in respect of contributions towards the provision of fire and libraries as requested by the County Council are not required by planning policy, and therefore cannot be substantiated.
- 7.41 The development will be subject to CIL payments which are non-negotiable. The contributions will be considered against the requirements of the Council's CIL Regulation 123 list which includes the following infrastructure: the North West Relief Road, Secondary Education, the Northampton Growth Management Strategy (NGMS) (M1/A45 junction improvements, and indoor sports provision.

Other Matters

- 7.42 Conditions are proposed in respect of contamination, noise and air quality matters as detailed below. In addition, a condition is proposed for the submission and agreement of a Construction

and Environmental Management Plan to ensure there is no unacceptable impact on surrounding amenity during the course of construction.

8 CONCLUSION

- 8.1 The application site is allocated for residential development under Policy N9a of the JCS. The development of the site for 118 dwellings would make a positive contribution towards the Borough Council's 5 year housing land requirement. The site is located in a sustainable location on the edge of Northampton with good access to public transport, and subject to the above conditions and Section 106 requirements, will be adequately served by the necessary infrastructure. The design and layout are acceptable and the proposal would not lead to any unacceptable impacts in respect of ecology, flooding, drainage, highways or surrounding amenity. The proposal accords with the aims of the National Planning Policy Framework and the requirements of the JCS and Northampton Local Plan and is considered acceptable.

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: 10010/01 Rev A, 10010/22 Rev B, 10010/02 Rev E, D1906/PL1, D1906/PL2, D1906/PL5, D1906/PL6, NB51/7/PL1, NB51/7/PL6, NB51/7/PL7, PD51/7/PL1, PD51/7/PL6, PA49/7/PL1, PA49/7/PL6, PA49/7/PL7, PD411/7/PL1, PD411/7/PL6, PA48/7/PL1, PA48/7/PL6, PD410/7/PL1, PD410/7/PL6, PB33-G/7/PL1, PB33-G/7/PL6, PB33-G/7/PL7, PA34/7/PL1, PA34/7/PL6, AA31/6/PL1A, AA31/6/PL6A, AA23/6/PL1A, AA23/6/PL6, A740-A740/6/PL1A, A740-A740/6/PL6A, 10010/03 Rev A.

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

3. Notwithstanding the submitted information, details of all proposed external facing materials shall 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 Policy H1 of the West Northamptonshire Joint Core Strategy.

4. Boundary treatments shall be provided in accordance with the details shown on the approved drawing no. 10010/22 Rev B and implemented prior to the 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 Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

5. Notwithstanding the submitted details, no development above slab level 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 Policy S10 of the West Northamptonshire Joint Core Strategy.

6. 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 dwellings 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.

Reasons: 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.

7. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development in relation to adjacent land levels 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 Policies H1 and S10 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

8. A minimum of 10% of the residential units on any phase shall be designed to provide accessible and adaptable accommodation that meets the requirements of M4(2) of Part M of the Building Regulations or any subsequent equivalent standard.

Reason: To ensure the provision of a range of housing to meet different accommodation needs in accordance with the requirements of Policy H1 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

9. No above ground work shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment document ref. no. AMA600 prepared by Infrastructure Design Ltd 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 before the development is completed. 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).

ii) details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations

Reason: To reduce the risk of flooding both on and off site in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy and the requirements of the National Planning Policy Framework.

10. No above ground work 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 in full thereafter. Details are required of the organisation or body responsible for vesting and maintenance of individual aspects of the drainage system. The maintenance and/or adoption proposal for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used including details of expected design life of all assets with a schedule of when replacement assets may be required, should be submitted.

A maintenance schedule should be accompanied by a site plan to include access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arising's generated from the site.

Reason: To ensure appropriate maintenance of surface water drainage systems and in the interests of flood prevention in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy and the requirements of the National Planning Policy Framework.

11. No occupation shall take place until the Verification Report for the installed surface water drainage system for the site has been submitted in writing and approved by the Local Planning Authority based on the approved Flood Risk Assessment document ref. no. AMA600 by Infrastructure Design Ltd. These shall include:
- a) Any departure from the agreed design is keeping with the approved principles
 - b) Any As-Built Drawings and accompanying photos
 - c) Results of any Performance Testing undertaken as a part of the application process (if required / necessary)
 - d) Copies of any Statutory Approvals.

Reason: To ensure appropriate maintenance of surface water drainage systems and in the interests of flood prevention in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy and the requirements of the National Planning Policy Framework.

12. No building works which comprise the erection of a building required to be served by water services shall be undertaken in connection with any phase of the development hereby permitted until full details of a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure in accordance with the requirements of Policy BN7a of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

13. The development shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority relating to that phase. 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, tracking of the largest construction vehicle into/out of the site, 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) Location of access points for site traffic;
 - c) Detailed measures for the control of dust during the construction phase of development;
 - d) The location and size of compounds;
 - e) The location and form of temporary buildings, adverts and hoardings;
 - f) Details for the safe storage of any fuels, oils and lubricants;
 - g) Construction of exclusion zones to prevent soil compaction for large scale planting areas, and remediation of any soil compaction;
 - h) A scheme for the handling and storage of topsoil;
 - i) A scheme for the protection of areas and species of ecological interest and for the mitigation of any possible harm to such areas or species in accordance with the recommendations of the Ecological Appraisal by EDP dated April 2018.
 - j) Details of any temporary lighting;
 - k) Procedures for maintaining good public relations including complaint management, public consultation and liaison;
 - l) Measures for the control of noise emanating from the site during the construction period;
 - m) Construction Plant Directional signage (on and off site);
 - n) Provision for all site operatives, visitors and construction vehicles, loading and unloading of plant and materials;
 - o) 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.
 - p) Details of hours of operation and delivery times.

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

Reason: In the interests of the protecting the surrounding environment and amenity, and highway impacts in accordance with Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework. Pre-commencement condition to ensure details are agreed in a timely manner.

14. Prior to commencement of development, the arboricultural control and protection measures as detailed in the BEA Landscape Design Ltd Arboricultural Impact Assessment and Arboricultural Method Statement dated 13 November 2018, and Tree Removal and Protection Plan 116-116-03 Revision C, shall be fully implemented and maintained throughout the duration of the construction period.

Reason: To ensure appropriate protection of retained trees on site and in the interests of ecology and amenity in accordance with Policies BN3 and S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework. Pre-commencement condition to ensure details are agreed in a timely manner.

15. Prior to commencement of development, the site shall be inspected for signs of badger activity to establish if there has been any changes in the presence and/or abundance of badgers, and identify any likely new associated ecological impacts that might arise.

Reason: To ensure appropriate measures and mitigation is in place for the protection of the species in accordance with the requirements of Policy BN2 of the West Northamptonshire Local Plan. Pre-commencement condition to ensure details are agreed in a timely manner.

16. Prior to construction above slab level, a Landscape and Ecological Management Plan (LEMP) shall be submitted for approval in writing by the Local Planning Authority. The LEMP shall include details of the long-term management of 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 Policy BN2 of the West Northamptonshire Joint Core Strategy.

17. Notwithstanding the submitted details, prior to installation, details of the proposed gates for the ecological mitigation area as indicated on the approved plan, shall be submitted for approval in writing by the Local Planning Authority. The gates shall be provided in accordance with the approved details prior to occupation of the development hereby permitted.

Reason: In the interests of security and providing an appropriate standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

18. Prior to installation, details of the play equipment to be provided on the public open space as indicated on the approved drawing shall be submitted for approval in writing by the Local Planning Authority. The equipment shall be installed prior to the occupation of 60th dwelling hereby permitted in accordance with the approved details.

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

19. The development shall be carried out in accordance with the recommendations of the Geo-environmental site assessment dated April 2018 by RSK.

Reason: 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.

20. 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.

21. Prior to occupation of the development hereby permitted, a scheme for the installation of electric vehicle charging points within 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 reducing carbon emissions and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

22. Prior to the commencement of development, a Noise Survey and Assessment taking into account sources of noise emitted from the commercial/ agricultural units to the north of the site shall be submitted for approval in writing by the Local Planning Authority specifying the sources of internal and external noise and the provisions to be made for its control. The approved scheme shall be implemented prior to the occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of surrounding amenity in accordance with Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy. Pre-commencement condition to ensure details are agreed in a timely manner.

23. The access, road layout, parking and turning areas as shown on drawing 10010/22 Rev B shall be laid out in accordance with the approved drawing prior to occupation of the development hereby permitted and retained as such thereafter.

Reason: To ensure a satisfactory standard of development and in the interests of highway safety in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

24. Notwithstanding the submitted details, the land between the end of the turning head of Road 1 and the western boundary of the site as shown drawing 10010/22 Rev B shall be kept clear of development.

Reason: To safeguard the future potential for a link to any development to the west and to promote future connectivity to the wider area and in the interests of sustainable development in accordance with the aims of Policy N9a of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

25. Notwithstanding the details submitted, full details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) Details of a site management company and associated management and maintenance methodology of the streets within the development, to operate in perpetuity, will be submitted to the Local Planning Authority and approved 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) Prior to commencement of construction works of any dwelling, any vehicular access to the site from the public highway shall be implemented as standard vehicle cross-overs (not a radii junction);
- 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).

Development shall be carried out in accordance with the approved details and shall be retained thereafter.

Reason: In the interests of highway safety in accordance with the requirements of the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

- 26. No development shall take place until full engineering, drainage and construction details of the highway improvement works shown indicatively on drawing no. WIE 11703, relating to works for the provision of additional entry lanes on the western and northern approached to the mini roundabout on Berrywood Road/ Main Road, have been submitted to, and approved in writing by the Local Planning Authority. The approved works shall be carried out prior to occupation of the development hereby permitted.

Reason: To mitigate impacts on the highway and secure a satisfactory standard of development in accordance with the aims and objectives of the National Planning Policy Framework. Pre-commencement condition to ensure details are agreed in a timely manner.

- 27. Prior to the first occupation of any dwelling hereby approved, a full Travel Plan, including a timetable for implementation of the measures proposed therein, shall be submitted for approval in writing to the Local Planning Authority. The measures contained within the agreed Travel Plan shall be carried out in accordance with the approved details.

Reason: In the interests of promoting sustainable transport methods and to ensure a satisfactory standard of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

- 28. Prior to occupation of the development hereby permitted, full details for the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to occupation of the development hereby permitted and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy.

- 29. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), and with the exception of Plots 8, 18, 52, 57, 105, 106, 107, 108 as shown on the approved drawing 10010/22 Rev B, no extensions shall be erected to the dwellings hereby permitted.

Reason: To prevent overdevelopment of the site and in the interests of amenity in accordance with Policies S10 and H1 of the West Northamptonshire Joint Core Strategy.

10 BACKGROUND PAPERS

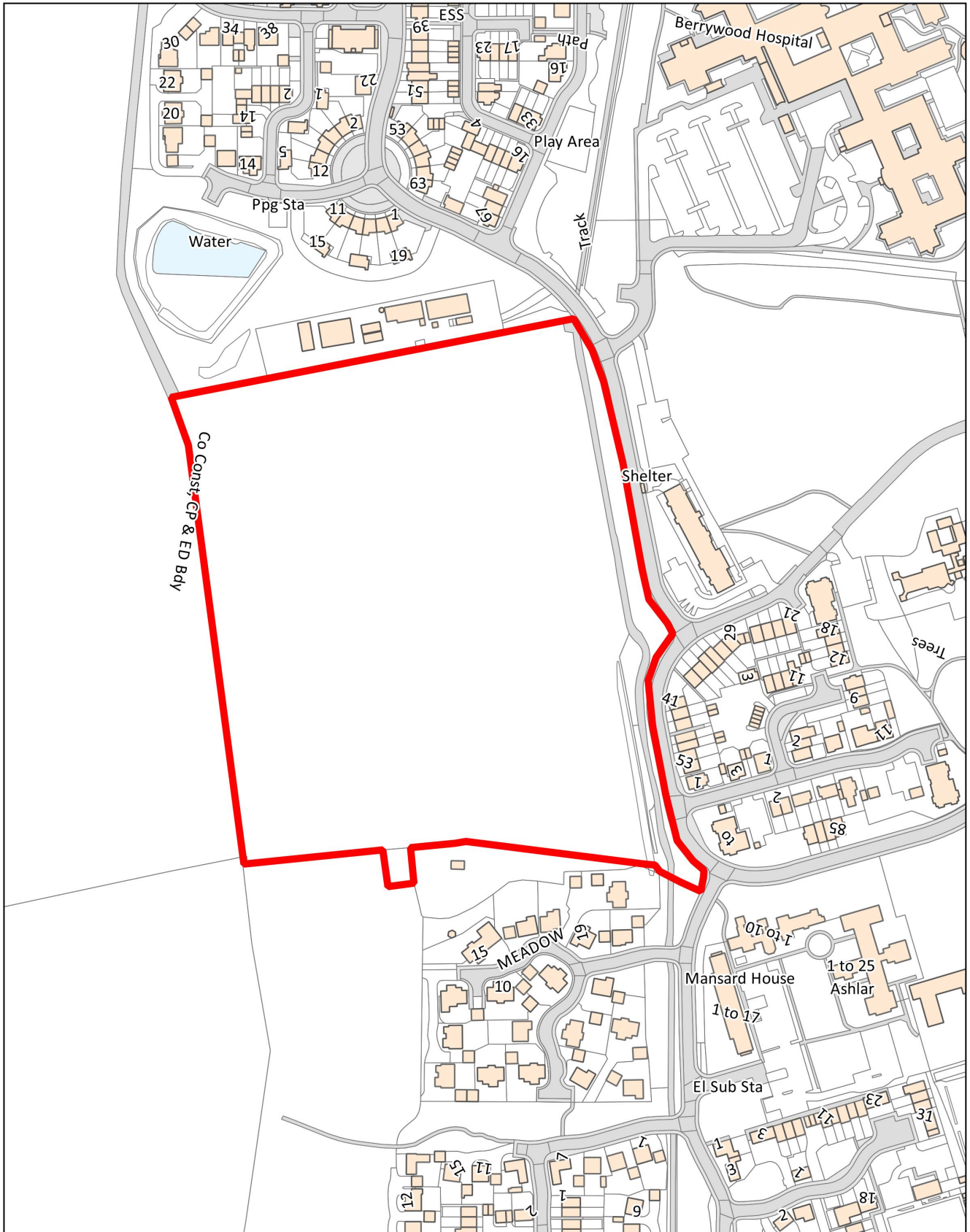
- 10.1 N/2018/0774.

11 LEGAL IMPLICATIONS

- 11.1 The development is 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.



Title: **Land West of St Crispin Drive**

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Date: 08-01-2019

Scale: 1:2,500

Drawn by: -----