



PLANNING COMMITTEE: 19th November 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1369

LOCATION: Land to North of Newport Pagnell Road

DESCRIPTION: Outline planning application with all matters reserved except access for up to 525 dwellings, open space, children's play areas and associated infrastructure (cross boundary planning application)

WARD: Nene Valley Ward

APPLICANT: Martin Grant Homes Ltd & Harcourt Developments Ltd
AGENT: Pegasus Group Ltd

REFERRED BY: Head of Planning
REASON: Major Application requiring a S106

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 APPROVAL IN PRINCIPLE subject to the following:

1.1.1 The prior completion of a Section 106 agreement to secure the planning obligations as set out in the heads of terms listed in paragraph 7.60 of this report.

1.2 The conditions as set out below and for the following reason:

The National Planning Policy Framework supports sustainable housing development and economic growth. The site is allocated for development as part of a larger Sustainable Urban Extension under Policy N6 of the West Northamptonshire Joint Core Strategy. The proposed development of the overall site, including the land within South Northamptonshire, for up to up to 525 dwellings forms a significant and vital component of the Borough Council's 5 year housing land supply. The site is located in a sustainable location on the edge of Northampton, which will be adequately served by the necessary infrastructure and it is considered that the environmental, visual and highway impacts can be adequately mitigated or reduced to an acceptable degree. The proposal is in accordance with the requirements of the National Planning Policy Framework, Policies N6, SA, S1, S2, S3, S4, S5, S7, S9, S11, C1, C2, RC2, H1, H2, H4, BN1, BN2, BN5, BN7, BN9, INF1, and INF2 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

- 1.3 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 that the necessary mitigation measures have not been secured in order to make the proposal acceptable in line with the requirements of Policies INF1 and INF2 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.
- 1.4 Furthermore, due to the nature and complexity of the planning conditions, and to ensure that they align with conditions imposed by South Northamptonshire District Council, it is recommended that delegated authority be given to the Head of Planning in consultation with the Chair of Planning Committee to amend and add to the conditions as appropriate.

2 THE PROPOSAL

- 2.1 The application is in outline with all matters reserved except for access for up to 525 dwellings, open space, children's play areas and associated infrastructure.
- 2.2 The application site is a cross-boundary site divided into two parcels, the northern parcel of land being situated within Northampton Borough, and the southern parcel within South Northamptonshire, with the parcels divided by a minor single track road known as 'The Green' which sits within the boundary of South Northamptonshire. Whilst the application is in outline it is estimated that the development would provide approximately 115 dwellings within the northern parcel and 410 dwellings within the southern parcel.
- 2.3 The principal means of vehicular access to the site will be via a new roundabout from Newport Pagnell Road. The Green, a minor road that divides the site and extends from Newport Pagnell Road towards Great Houghton, is proposed to be downgraded at its western end to a footway/cycleway only. The proposed new estate road would extend from the new roundabout on Newport Pagnell Road joining The Green at its eastern end within the application site, where it would remain open to vehicles and continue on its current alignment towards Great Houghton.
- 2.4 The proposal includes areas of open space incorporating areas of drainage attenuation and green links throughout the site, with a large area of open space proposed in the northern parcel adjacent to Brackmills Wood with potential to incorporate a Local Area of Play and informal kick-about area, and a larger, more formal play area and playing pitch proposed in the southern parcel.
- 2.5 For clarification, as the application site falls within the control of two Local Planning Authorities, a planning application has been submitted to both Authorities for determination. The Borough has therefore worked closely with officers at South Northamptonshire both during the pre-application and planning application stage in considering the development proposals. Whilst the details submitted to both Authorities are for the site in its entirety, the relevant Authorities can only determine the part of the application that falls within their boundary. As such, the Borough are required to determine the part of the application that sits within the northern parcel of land to the north of The Green only. Notwithstanding this, for the purpose of providing a comprehensive understanding of the proposed development, this report will describe and review the development in its entirety.
- 2.6 The application is supported by an indicative Masterplan, parameter plans setting out proposed Land Use, and Access and Movement, a Planning Statement, Design and Access Statement, and a number of technical supporting documents contained within an Environmental Statement including a Transport Assessment, Air Quality Assessment, Ecology report, Arboricultural and Contamination reports, Flood Risk Assessment and a Statement of Community Involvement.

3 SITE DESCRIPTION

- 3.1 The application site is located to the south east of Northampton Town Centre, east of Hardingstone and south of Brackmills industrial estate, and comprises 26.4 hectares of land divided into two

parcels by The Green, a minor single track road. The northern section of the site is 8.3 hectares in size comprising an area of arable land with woodland to the north, subject to a Woodland Tree Preservation Order, and sits within Northampton Borough. The southern section is 18.1 hectares comprising an area of former landfill, now semi improved grassland and broadleaved plantation, and sits within South Northamptonshire.

- 3.2 The application site forms part of an area of land allocated for development under Policy N6 of the West Northamptonshire Joint Core Strategy as the Northampton South of Brackmills Sustainable Urban Extension (SUE) for the provision of in the region of 1,300 dwellings and associated infrastructure. The majority of the allocated SUE site is situated to the west of the application site extending towards Hardingstone, and is in the ownership of Homes England. This land is subject to an existing outline approval for development of up to 1,000 dwellings, a local centre, primary school, public house and community facility, and a reserved matters approval for the first Phase of development granted in August 2019. The area of land which is the subject of this current application is under separate ownership and forms the remainder of the land allocated under Policy N6.
- 3.3 The northern boundary of the northern parcel of land is surrounded on three sides by Brackmills Wood, which is in the ownership of the Borough Council. Beyond this, to the north, is Brackmills industrial estate. A hedgerow defines the eastern boundary beyond which is agricultural land. Beyond the hedgerow on the western boundary is currently agricultural land, which forms the remainder of the SUE allocation and is subject to the existing outline consent.
- 3.4 The Green, a minor single carriageway road, which provides access from Newport Pagnell Road to the village of Great Houghton, divides the northern and southern parcels of land and forms the district boundary between the Borough and South Northamptonshire along its northern side. The southern parcel of land comprises an area of open fields intersected by hedgerow running east/west through the centre of the site. Newport Pagnell Road forms the southern boundary of the site beyond which is recently approved residential development within South Northamptonshire currently under construction.
- 3.5 The site is not subject to any landscape or wildlife designations. The nearest heritage assets are located some considerable distance to the west in Hardingstone, with Great Houghton and Little Houghton Conservation Areas some distance further to the north east.
- 3.6 The application site is situated in Flood Zone 1 with the land generally undulating throughout, rising to the north eastern corner. Land within the southern part of the site falls generally from east to west, and from south east to north west within the northern part with a more pronounced slope in the northern section. Along The Green the land generally rises to the north west.

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.

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 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

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 N6 – Northampton South of Brackmills Sustainable Urban Extension
Policy SA - Presumption in Favour of Sustainable Development
Policy S1 - The Distribution of Development
Policy S3 - Scale and Distribution of Housing Development
Policy S4 - Northampton Related Development Area
Policy S7 - Provision of Jobs
Policy S10 - Sustainable Development Principles
Policy S11 - Low Carbon and Renewable Energy
Policy C2 - New Developments
Policy RC2 - Community Needs
Policy H1 - Housing Density and Mix and Type of Dwellings
Policy H2 - Affordable Housing
Policy H4 - Sustainable Housing
Policy BN1 – Green Infrastructure Connections
Policy BN2 – Biodiversity
Policy BN5 – The Historic Environment and Landscape
Policy BN7 - Flood Risk
Policy BN9 - Pollution control
Policy INF1 - Approach to Infrastructure Delivery
Policy INF2 - Contributions to Infrastructure Requirements

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)

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004
Upper Nene Gravel Pits Special Protection Area SPD (adopted September 2017)
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** – accept the findings of the updated noise addendum and advise measures to be conditioned accordingly; request the provision of EV charging points throughout the site at 1 charging point per unit (dwelling with dedicated parking) or 1 charging point per 10 spaces (unallocated parking); request S106 contribution towards air quality mitigation measures; and a condition in respect of contamination mitigation.

6.2 **NBC Housing Strategy** – following negotiations in respect of viability, the Housing Strategy Officer has accepted a tenure mix of 50% affordable rent and 50% shared ownership.

6.3 **NCC Highways** – no objection in principle subject to securing the following requirements:

A S106 Agreement to secure financial contributions towards the following:

- Junction improvements Tesco/Mereway gyratory
- Junction improvements Queen Eleanor gyratory
- Public Transport contribution

and conditions to secure the following off-site highway mitigation measures:

- Pedestrian Crossing (Plan Ref: 20168_03_08)
- Caswell Road/ Rhosili Road/ Pavillion Drive (Plan Ref: 20168_08_020_03C)
- Wooldale Road / Caroline Chisholm School Access (Plan Ref: 20168_08_020_10)
- Wooldale Road / Quinton Road (Plan ref: 20168_08_020_11B)
- Wooldale Road / Berry Lane roundabout (Plan ref: 20168_08_020_12)

In addition, request conditions to ensure the completion of the roundabout access on Newport Pagnell Road and relocation of speed limits prior to commencement of wider site clearance, earth moving, infrastructure installation and dwelling construction development, and the provision of 2 bus stops, puffin crossing, and the gateway feature prior to first occupation. Request link to the west of the site to the Hardingstone SUE, removal of vehicle rights to Green Lane to pedestrianize and ensure this is in place once vehicle route through the development is complete and prior to occupation of 301st dwelling, provision of 1 pair of sheltered bus stops through main estate route, Travel Plan, Construction Management Plan, and condition for measures for management of residential streets in the event they are not proposed for adoption as public highway.

6.4 **Highways England** – no objection, request contribution towards NGMS (CIL).

6.5 **NCC Lead Local Flood Authority** – no objection subject to conditions to secure detailed surface water drainage scheme, implementation of approved scheme and verification, and approval of scheme for maintenance and upkeep of the approved surface water drainage scheme.

6.6 **Environment Agency** – no objection, subject to condition in respect of contamination, and in respect of surface water infiltration into area of former landfill.

6.7 **Anglian Water** – no objection, subject to conditions in respect of a foul water strategy and surface water management strategy.

6.8 **Natural England** – following further receipt of further details in relation to package of improvements set out on drawing 'Brackmills Country Park Ecological Mitigation and Enhancement

Works', request confirmation that works will be completed by developer with maintenance by NBC supported by a commuted sum, agreement of detailed specification of works.

- 6.9 **NCC Ecology** – No objection subject to conditions to agree with the LPA a protocol to deal with Japanese Knotweed on the site, a Construction and Environmental Management Plan, a Landscape and Ecological Management Plan, lighting scheme, provision of bird and bat boxes, and an ecological design strategy.
- 6.10 **Northants Badger Trust** – no objection. Noted that no actual setts on site, but parts of site are used for foraging. The Group would wish to secure some foraging value on the site and protection of badgers during construction process. New landscape should be required to improve biodiversity in the locality, and request protection of mammals during construction.
- 6.11 **Northamptonshire Police** – request condition for development to meet the requirements of a Secured by Design Silver accreditation for the built form. Use of central LEAP to accommodate play opportunities for all age groups which is surrounded by roads is welcomed. Linear pieces of green space on both west and east boundaries should be overlooked by development, and need management agreement for open space to ensure sightlines not impeded from development onto Green Lane and the 'trim trail' and other footpath routes. Green space should have a defined purpose. Site seems to be overly permeable and comment has previously been made about Green Lane being used as a convenient 'escape route' and means of evading detection by criminals. Number of available routes should not lead to dilution of use and lower the footfall as routes can then appear unsafe for users. Use of rear parking courts should be avoided. Houses should be designed back to back to offer security with parking on plot to front or side.
- 6.12 **NCC Development Management** – request S106 contributions towards early years and primary education provision, libraries, and a condition for the provision of fire hydrants. Secondary education contributions to be provided by CIL.
- 6.13 **NHS England** – request financial contribution towards healthcare provision for the development.
- 6.14 **NCC Archaeology** – no objection, subject to condition to secure implementation of programme of archaeological work.
- 6.15 **Sport England** – advise outdoor sports facilities are not covered by CIL, and the applicant refers to significant provision to be provided at Brackmills SUE site. The requirement should be checked against the emerging playing pitch strategy to ensure needs generated from the development can be met. In addition, the County Football Association have advised of discussions with Wootton Parish Council in respect of potential S106 money in the area to upgrade existing local facilities in the area, and commented 'the size of development along the adjacent Morris Homes site suggests a significant enough increase in population to require some level of mitigation'.
- 6.16 **Construction Futures** – request the provision of 725 training and employment weeks and a financial contribution towards this provision.
- 6.17 **Brackmills BID** – comment that it is essential that development comes with a commitment to invest in infrastructure and the local environment. Would not support any development that could have a negative impact on both the highway network within the estate, in particular the A45 trunk road. Wish to ensure nil detriment to the operations of current businesses, and that there is no negative impact on business park's sustainable economic growth. Brackmills industrial estate experiences hundreds of daily HGV movements from companies using A45 and M1, current issue with reports of HGV drivers driving illegally towards Hardingstone along weight restricted Landimore Road. Further concern is additional vehicle movements through estate from construction traffic.
- 6.18 **Great Houghton Parish Council** – object. Concerns are summarised as follows:
- Transport Assessment makes no reference to impact on 'The Green' and no reference to upgrade of the existing 'The Green' road from the minor junction.

- Concern existing infrastructure is not adequate to take increased traffic movements – existing road is single track and extremely difficult for vehicles passing.
- Issue with pedestrian safety on 'The Green', no footpaths
- No assessment of air quality impacts within surrounding areas.
- No assessment of safety linked to potential additional traffic movement through Great Houghton.
- Gravely concerned with adverse impact on village and residents due to anticipated substantial increase in vehicles and traffic movement.
- Concerned regarding exit from site onto The Green and request it be omitted.
- Seek improvements including traffic calming installations along length of The Green and the High Street, improvement and upgrading of junction with A428 Bedford Road, introduction of 7.5 tonne weight restriction along these roads between the Bedford Road and the Newport Pagnell Road, introduction of 40mph speed limit along A428 between little Houghton junction and the Brackmills roundabout, further development of the National Cycleway (6) to link from the site, through the village and Bedford Road destinations.

6.19 **Hardingstone Parish Council** – object. Proposed 525 houses are on top of 1,000 on neighbouring site approved as part of SUE, which would add additional pressure to traffic network in area, which already struggles at peak times. Will add to pressure of already proposed developments in the area on education and healthcare. Overdevelopment of area, and not necessary. If approve, Parish Council would wish to be consulted on S106 contribution negotiations.

6.20 66 representations have been received. Comments are summarised as follows:

- Increased traffic in already congested area - impact on Newport Pagnell Road, Queen Eleanor Interchange, A428 Bedford Road, The Green.
- Increase in vehicles running through Great Houghton to access and egress development, and impact on High Street where there are various pinch points, danger to pedestrians and cyclists.
- Increased impact on junction with Newport Pagnell Road and Waitrose/Garden Centre and difficulty of exiting onto Newport Pagnell Road.
- Proposals do not adequately mitigate for the growth traffic on Newport Pagnell Road, and have inconsistent traffic predictions, developers should be required to give same undertaking to improvement works to Queen Eleanor Interchange before 1st occupation.
- A number of significant accidents have been ignored within the Transport Assessment.
- The Green/High Street in Great Houghton is badly maintained and full of potholes, and is narrow in places with no footpath on one side and dangerous for cyclists and pedestrians. Road cannot accommodate any more traffic.
- No assessment of the traffic impact on Great Houghton and safety linked to potential additional traffic movements through the village.
- No information regarding an upgrade of The Green.
- Travel Plan ignores fact of planning permission for several thousand houses in the locality.
- No assessment of the effect of the A428/High Street junction – the right hand turn is always difficult.
- Cumulative impact of future developments not considered.
- Should by 7.5 tonne weight restriction between Bedford Road and Newport Pagnell Road, introduce 40mph speed limit along the A428 between the Little Houghton Junction and Brackmills roundabout.
- Whole stretch of road between Hampton Green and A428 Bedford Road will become rat run increasing risk of accidents.
- Access onto Newport Pagnell Road should be made adequate.
- The development road linking to The Green should be closed to allow for a true footpath & cycle route protecting traffic movement through Great Houghton.
- Requires further development of National Cycleway (6) link from site through village to Bedford Road.

- Impact on and lack of local infrastructure, schools, doctors surgeries, pubs, shops to serve development – existing facilities are all pushed to capacity.
- Wootton has been the subject of flash flooding recently which will be made worse by development.
- Increased noise and pollution.
- Out of scale with surroundings.
- Appears 750 homes which the Council have already agreed to be built in Hardingstone will have a through link in to the new development.
- St George's Fields development already impacts on the village in terms of traffic.
- In addition to proposed development, further excessive building is proposed within and adjoining Great Houghton, indicated by site consultations.
- Great Houghton is a Conservation Area – real danger of the essential character of the village being lost.
- Developers need to consider older citizens who require bungalows, or retirement villages

7 APPRAISAL

Principle

- 7.1 The 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 Paragraph 11 of the NPPF advises that relevant policies for housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five year housing land supply which is currently the case for the Borough. Therefore, in accordance with the presumption in favour of sustainable development, as outlined in Paragraph 11, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 7.3 The site forms part of a larger site allocated for development under Policy N6 of the adopted JCS for development as a Sustainable Urban Extension (SUE) for in the region of 1,300 dwellings and associated infrastructure. Therefore, it is considered that the site's identification as a SUE should be given significant weight.
- 7.4 In this context, it is considered that the development of the site is broadly compliant with policy. Whilst it is recognised that the provision of up to 525 dwellings as proposed under this application is in addition to the existing 1,000 dwellings already approved on the remaining part of the Policy N6 site allocation which would result in a potential 1,525 dwellings in excess of the 1,300 originally anticipated by the policy, the Council cannot currently demonstrate a five year housing supply. As such, and subject to appropriate mitigation of any impacts arising from the development considered in more detail in the remainder of this report, it is not considered that this should weigh against the proposal. The development would make a significant contribution towards the Council's housing requirements, with the provision of housing for the entire site, including that within South Northamptonshire, contributing towards the Borough's housing need. In addition, the dwellings proposed within the Borough boundary would make a positive contribution to the Borough in terms of generating income through the New Homes Bonus and Council Tax.
- 7.5 As such, and subject to the considerations below, 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.

Community Consultation

- 7.6 The application is supported by a Statement of Community Involvement which sets out the programme of community consultation undertaken in respect of the development proposals which included a five week programme of pre-application community consultation between January and February 2017. The consultation comprised briefings and targeted communications with stakeholders; scheme postcards distributed to over 5,600 homes and businesses in the area; advertisements in local papers; exhibition events in neighbouring communities; a consultation website with online feedback form; project leaflet; posters displayed in prominent community facilities and notice boards; and a dedicated telephone helpline and email. The consultation zone included the Parishes of Hardingstone, Hackleton, Wootton, Little Houghton, Great Houghton and Quinton.
- 7.7 in addition to the above, as part of the planning application process, site notices were posted at the application site and the application was advertised in the local paper in accordance with statutory planning requirements.

Design and Layout

- 7.8 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 in relation to access to facilities, alternative transport methods, waste generation and building methods.
- 7.9 The application is submitted in outline with access for approval, and therefore the detailed design of the proposal in terms of layout, appearance, scale and landscaping would be a matter for consideration at reserved matters stage.
- 7.10 The proposal is accompanied by a Design and Access Statement and an Indicative Masterplan which broadly sets out the intended developed areas of the site and areas of greenspace and landscaping, incorporating proposed informal and formal play areas, and drainage areas. The eastern boundary of the site is proposed as a green edge to include a corridor of open space and linear woodland to provide a sensitive edge to the adjacent open countryside. Further woodland planting and an area of open space incorporating a play area is proposed in the northern parcel of land adjacent to Brackmills Wood. Within the southern parcel, a centralised Local Equipped Area for Play is proposed with an adjacent more formal kick about area. The specific details of these areas of formal and informal greenspace would form part of a detailed reserved matters application.
- 7.11 The primary vehicular access to the site would be from new roundabout on Newport Pagnell Road with a primary road running through the site connecting to The Green at its eastern end and extending into the northern parcel of land crossing The Green. The western stretch of The Green is proposed to be downgraded to become a pedestrian/ cycle green link and allow for further pedestrian and cycle linkages into the adjacent Homes England site to the north of The Green. Additional pedestrian/ cycle links are proposed from the northern parcel of land into Brackmills Wood and the industrial estate beyond. Provision for a vehicular link into the adjacent Homes England site to the west from the northern parcel of land is also proposed. The specific design details of these links would be agreed as part of any reserved matters application.
- 7.12 A section of hedgerow is proposed to be removed along the southern boundary of the site with Newport Pagnell Road directly opposite recent development to the south. Beyond this, the length of hedgerow to the east is proposed to be retained to allow a sense of transition from the countryside to the urban area when travelling in a westerly direction along Newport Pagnell Road. Sections of hedgerow along 'The Green' are also proposed to be removed to allow views from new

properties towards 'The Green' and the Homes England development beyond, and would allow for surveillance of this route.

- 7.13 The submitted Land Use Parameter Plan indicates building heights throughout the development of 2-2.5 storeys. The proposal seeks to provide higher density development towards the existing urban areas and lower densities towards the rural edges providing an average overall density throughout the site of 35 dwellings per hectare in accordance with the requirements of Policy H1 of the West Northamptonshire Joint Core Strategy. A condition is recommended to ensure that Secure by Design standards are achieved through the site. Full details of the precise layout, appearance and building heights, and housing mix would be considered at reserved matters stage.

Landscape and Visual Impact

- 7.14 The NPPF seeks to ensure that planning protects and enhances our natural, built and historic environment contributing to conserving and enhancing the natural environment. These aims are reflected in Policies S10 and BN5 of the JCS which seek to protect the character and structure of the landscape from adverse visual impacts.
- 7.15 The overall site comprises 26.4 hectares of undulating predominantly arable land. The application site is not subject to any specific local or national landscape designation. The nearest conservation area is to the west in Hardingstone, situated beyond the adjacent land consented Homes England site, with Great Houghton and Little Houghton Conservation Areas some distance further to the north east.
- 7.16 The principle of development of the site has already been accepted through the allocation of the site for a Sustainable Urban Extension under the JCS, and the strategic visual and landscape impacts were considered as part of that process.
- 7.17 In respect of the northern parcel of land, the site is screened from the north by Brackmills Wood and Country Park. The development would be visible from the fields and the public footpath to the west but would in time be obscured by the proposed development permitted under the outline consent on the Homes England land. The development would be visible from the east and the south along The Green, but would in part be obscured by the existing vegetation along the eastern boundary and any additional planting approved as part of a landscaping scheme.
- 7.18 In respect of the southern parcel of land, views of the development would be more prominent along parts of Newport Pagnell Road where the existing hedgerow is proposed to be removed. Existing and proposed planting, the details of which would be considered at reserved matters stage, would assist in partially obscuring views from the east of the site. Again, from the west, views would be seen in the context of proposed development on the adjacent land. Overall, the built form would be seen in the context of proposed residential development to the west and existing and proposed development to the south of Newport Pagnell Road.
- 7.19 It is inevitable that the landscape character would change significantly with the development of the site. However, these impacts need to be weighed against the requirement for growth. The provision of sufficient and appropriate green infrastructure throughout the site and sensitive design of layout and building heights at reserved matters stage would assist in mitigating some of the impact on the existing landscape.

Open Space

- 7.20 The submitted open space plan indicates the location and extent of provision of open space within the application site comprising of a total of 4.9 hectares within the northern parcel and 5.06 hectares within the southern parcel. Provision within the northern parcel would comprise areas of natural and semi-natural open space including the retained area of woodland to the north of the site and additional woodland planting to the immediate south of this. A Local Area for Play and informal kick-about area are proposed on an adjacent area of open space, and a Sustainable Urban Drainage basin. Provision within the southern parcel, within South Northamptonshire, would

include a centralised area of green space to include a Local Equipped Area for Play and adjacent seven-a-side pitch with a larger SUDs basin in the south western corner adjacent to The Green. Green links around the edges of the site are proposed to provide a circular walking/dog walking route, with a 'trim trail' proposed along the western boundary of the southern parcel.

- 7.21 Given that this is an outline planning application, whilst the broad locations of open space are indicated in the Illustrative Masterplan, the precise locations and details of these areas is yet to be fully defined. However, in order to provide certainty of an appropriate level of provision throughout the site, the Section 106 Agreement will include a minimum level of open space provision and typologies that is to be included within the part of the site within the Borough including, where necessary, appropriate play equipment. The Section 106 Agreement will also provide for a mechanism to be agreed that would ensure that these spaces are appropriately maintained throughout the life of the development.
- 7.22 A S106 contribution will be secured for the provision of or enhancement of off-site outdoor sports facilities. The precise details of the location of the facilities will be agreed as part of the S106 negotiations to ensure the provision mitigates the impacts of the development proposed.

Ecology and Green Infrastructure

- 7.23 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.
- 7.24 The proposed development would result in the loss of approximately 11.5 hectares of semi-improved grassland. The majority of hedgerows on site would be retained with the exception of a loss of parts along the southern boundary along Newport Pagnell Road, some internal hedgerows within the site and along The Green to allow connections and links throughout the site, and approximately a 50m section of hedgerow within the southern parcel to allow for built development. The majority of trees within the site would also be retained with the exception of the removal of a low number within the southern parcel. The protected trees within the northern parcel would be retained.
- 7.25 There are no statutory nature conservation designations within or immediately adjacent to the application site, however, the grassland and arable nature of the site and presence of Brackmills Wood to the north of the site, and woodland, scrub and hedgerows within the site provide opportunities and habitats for a number of species. The presence of trees on both the northern and southern parcels of land have the potential for bat roosting opportunities, however, submitted surveys indicate that presently non are being used for bat roosting, although at least six species of bat use the overall site for foraging. No badger sets are present on site, although a large sett is located to the west of the site, and the submitted survey indicates the site is used for foraging. The submitted surveys indicated that there is no evidence of other protected species within the site at the time of the survey.
- 7.26 The site is within approximately 2km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), which is a European Site and also notified as a Site of Special Scientific Interest (SSSI), designated for its population of overwintering birds, including bittern and golden plover and migratory populations of gadwall. There is potential for birds from this SPA to forage within the surrounding habitats, including the application site. Whilst surveys did not record the presence of such birds within the site, they indicated a presence on adjacent fields. The proposed development of the application site therefore has the potential to impact on a loss of supporting habitat. Furthermore, the increase in population arising from the proposed development has the potential to increase visitor numbers to the SPA to its detriment.

- 7.27 In respect of proposed mitigation, the Illustrative Masterplan indicates a landscape buffer along the eastern boundary to assist in screening wintering birds from recreational activities during winter months. An area of semi-improved grassland is proposed to the north of the site comprising native woodland planting and areas of wildflower grassland and green links are proposed throughout the site, including provision along the proposed pedestrian/ cycle link of The Green. In addition, enhanced pedestrian links are proposed from the site to Brackmills Wood to further encourage recreational use of this adjacent woodland and ease potential increased pressure on the SPA. The scheme also includes enhancements to an area of land within Brackmills Wood adjoining the site comprising thinning and coppicing of existing trees, the provision of a new wildlife pond, new wildflower grassland and markers for woodland walks.
- 7.28 The precise details of landscaping would be agreed as part of any reserved matters approval. Conditions are proposed to agree the protocol for dealing with the presence of Japanese Knotweed identified on the southern parcel of the site (a matter for South Northamptonshire), and to secure a Landscape and Ecological Management Plan and Ecological Design Strategy to ensure the ecological measures referred to in the outline submission, including the proposed enhancements to Brackmills Wood, are further developed and delivered, including a maintenance sum to ensure the ongoing maintenance of the Brackmills Wood enhancements to be secured by a S106 Agreement. A condition is also proposed for a Construction and Environmental Management Plan to ensure appropriate mitigation during construction, and conditions to agree details of a lighting scheme and the provision of bird and bat boxes.
- 7.29 Subject to the measures outlined in paragraph 7.28 above, it is considered that the development of the site as proposed would not lead to any unacceptable impacts on biodiversity and would be in accordance with the aims and objectives of national and local policy.

Highways

- 7.30 The application is in outline with access for consideration.
- 7.31 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. Policy N9A of the JCS requires the SUE to mitigate the impacts of the proposed development on the highway network and provide an integrated transport network focused on sustainable transport modes.
- 7.32 The main vehicular access to the site would be from Newport Pagnell Road via a four-arm roundabout replacing the existing T-junction and right turn lane into the Morris Homes development to the south of Newport Pagnell Road within South Northamptonshire. 'The Green' at its western end will be closed off from Newport Pagnell Road to provide a pedestrian/ cycle link, with the road re-routed through the application site and re-joining the existing alignment of The Green to the north east as the new road crosses into the northern parcel of land. The new spine road running north east through the development from Newport Pagnell Road will form a priority junction with The Green, (The Green will be the minor arm of this junction). The spine road, which will comprise a 3m footway/cycleway along the northern side of the carriageway and 2m footway on the southern side, will extend into the northern parcel of land with a full vehicular link into the adjacent Homes England site.
- 7.33 The application is accompanied by a Transport Assessment (TA) in accordance with the requirements of the NPPF. An updated TA was submitted in June 2018 in response to issues raised in consultation responses. The TA carried out an assessment of the impact of the development on the local highway network at a number of junctions considering committed and proposed development flows up to the year 2031.
- 7.34 In respect of concerns regarding potential traffic impacts on The Green and toward Great Houghton, the updated TA advises July 2018 advises that in respect of the distribution of traffic "approximately 13 two way vehicle flows during the worst peak period would utilise The Green to the east of the site, travelling towards Great Houghton, when seeking to access the A428 Bedford

Road. Such a low number of two way vehicle flows, would not be considered to be severe impact upon the village, with one vehicle trip generated approximately every 5 minutes during the peak periods.”

- 7.35 The TA proposes a number of improvements to the existing carriageway in order to facilitate the provision of the new access roundabout on Newport Pagnell Road, including:
- Relocation of existing 40mph speed limit on Newport Pagnell Road in line with the newly aligned carriageway with a new gateway feature.
 - Existing bus stops on northern and southern sides of Newport Pagnell Road will be moved and realigned with new bus stop markings provided.
 - Extension of footways, provision of dropped kerbs and safe refuge areas for pedestrians/ cyclists
 - Provision of new puffin crossing on Newport Pagnell Road (Western Arm) away from immediate roundabout junction.
- 7.36 In addition, the following off-site highway mitigation measures are proposed and would be secured by condition by the relevant planning authority:
- Provision of signalised Pedestrian Crossing on Newport Pagnell Road/ east of entrance to Waitrose;
 - Junction improvements:
 - Caswell Road/ Rhosili Road/ Pavillion Drive;
 - Wooldale Road / Caroline Chisholm School Access;
 - Wooldale Road / Quinton Road; and
 - Wooldale Road / Berry Lane roundabout.
- 7.37 In addition to the above, developer contributions would be secured by a S106 Legal Agreement towards mitigation schemes proposed on the Queen Eleanor and Tesco/Mereway gyratories, and towards the provision of public transport to mitigate the impacts of the development proposed.
- 7.38 In respect of public transport provision, it is intended that a new bus service would be provided for the site, potentially through the diversion of an existing service through the site. This is subject to ongoing discussions with the service provider. Appropriate s106 contributions will be secured in this regard to ensure delivery, with a condition requiring the provision of a pair of bus stops along the main spine road through the development. The submitted TA advises that discussions between the applicant and Stagecoach have indicated that a bus service for the site can be implemented independently from the adjacent Homes England SUE scheme if necessary.
- 7.39 Given that this is an outline planning application, subsequent applications would need to be submitted to the Council for Reserved Matters consent. This would, in addition to finalising the layout of the development, and design of buildings, include the precise details of car parking provision. This would enable an appropriate provision to be considered and secured in order to prevent any significant adverse impact on the surrounding highway system, and to prevent the displacement of vehicles onto surrounding developments, which would not be desirable.
- 7.40 The application is supported by a Framework Travel Plan which outlines measures to be implemented as part of the development to promote sustainable transport measures. Measures proposed include Welcome Packs for new residents providing information on safe pedestrian routes to local facilities, bus timetable and route information, and details of car share websites; and improved pedestrian/ cycle routes and connectivity through the site and to the surrounding area. The implementation of these measures would be secured by condition.
- 7.41 A Construction Environment Management Plan will be required by condition in order to agree the route of construction traffic, site compounds and construction matters are appropriately mitigated to ensure there is no unacceptable adverse impact on the surrounding road network and amenity.
- 7.42 Subject to appropriate conditions and S106 obligations to secure the proposed mitigation measures as outlined above, the Highway Authority raise no objection to the proposed

development. The mitigation measures proposed are considered sufficient to mitigate the highway impacts of the development such that it would not lead to a severe cumulative residual impact on the highway network in accordance with the requirements of the NPPF and, therefore, the development is considered acceptable in this regard.

Flood Risk and Drainage Matters

- 7.43 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 JCS 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. The design standard for new development within the Upper Nene catchment is for the 0.5% probability (1 in 200 chance of occurring in any year) event plus climate change.
- 7.44 The application site is situated in Flood Zone 1, having a low risk of flooding. The site is not subject to any existing land drainage features or watercourses within its boundaries. The closest public and surface water sewers are located on Newport Pagnell Road and Lady Hollows Drive to the south west of the site, and Gowerton Road to the north. The site is a greenfield site and therefore it is necessary to demonstrate that development of the site does not increase the risk of flooding, and has either a nil detriment on surface water flooding or seeks to improve existing flood risk management.
- 7.45 The application is supported by a Flood Risk Assessment (FRA) and subsequent addendums. The submitted FRA advises that infiltration into the underlying bedrock is not viable for the site. The north catchment area will be served by a single basin located towards the northern boundary. The southern catchment area will be served by a number of surface water sewer networks which drain in a 6.5 metre swale adjacent to The Green draining into an attenuation basin with a pumping station arrangement. Both systems will outfall into an existing land drainage system to the north west of the site which runs north downhill towards Gowerton Road. In respect of foul drainage, this would drain via a network of gravity sewers to the south out falling to an Anglian Water manhole on Lady Hollow Drive. Anglian Water has confirmed there is existing capacity within the Great Billing catchment area.
- 7.46 Subject to conditions to agree a detailed surface water drainage scheme, and appropriate verification and management of the approved scheme, and a detailed foul water drainage strategy, the relevant drainage authorities have no objection to the development as proposed.
- 7.47 As such, it is considered that subject to approval of appropriate details by condition, the development would not give rise to any increased flood risk within the area and would not put existing or proposed occupiers at risk in accordance with the requirements of both national and local policy.

Air Quality, Noise and Contamination

- 7.48 The NPPF seeks to ensure that development is appropriate for its location in respect of pollution and contamination and impacts of noise arising from development are minimised. Policies S10 and BN9 of the JCS seek to ensure new development minimises pollution from noise, air and run off.
- 7.49 Impacts on existing air quality are likely to arise from the proposed development as a result of traffic and dust during the construction phase, and traffic during the operational phase. Conditions are proposed requiring the submission and approval of a Construction Environment Management Plan (CEMP), and to secure the provision of EV charging points throughout the development, and the promotion of sustainable transport measures through a Travel Plan. In addition, a financial contribution would be secured through a S106 for additional air quality mitigation measures in accordance with the damage cost calculation as set out in the submitted Air Quality Assessment.

Matters relating to the energy efficiency of buildings are addressed under the Building Regulations. As all new properties have to comply with these, the proposal complies with Policy S10 of the JCS.

- 7.50 Noise sources from the proposed development are likely to predominantly occur during the construction phase, with road noise and more non-specific sources of noise during the operational stage. A condition is therefore recommended to agree a Construction Environmental Management Plan (CEMP) which would cover, but not be limited to, the routing of construction traffic and strategies to control noise and dust, the hours of construction and delivery to the site to ensure impacts on amenity are appropriately mitigated during construction. A condition is also recommended for the development to be carried out in accordance with mitigation measures identified in the submitted Noise Report in respect of noise impacts during the operational phase, predominantly arising from traffic noise.
- 7.51 In respect of contamination, the application is supported by a Phase 1 Environmental Risk Assessment which identifies that the potential sources of contamination on site are from the previous uses including agriculture, landfill, former buildings, backfilled ponds and on and off-site sources of ground gas. Conditions are recommended to ensure appropriate mitigation and remediation of the site.

Community Considerations

- 7.52 Section 8 of the NPPF seeks to ensure new development promotes healthy and safe communities that provide opportunities for social interaction, enable and support healthy lifestyles, plan positively for the provision and use of shared spaces, community facilities including shops and other local services, and ensure that a sufficient choice of school places is available.
- 7.53 The site forms part of the wider SUE allocation under Policy N6 of the JCS which requires the provision of a primary school, and local and community facilities. Provision for these facilities is proposed under the existing outline consent for the adjacent part of the SUE site which includes a requirement for the provision of a primary school, local centre subject to marketing and a community facility. In respect of the development proposed under this application, an appropriate level of developer contributions would be sought in respect of early years and primary education and healthcare to mitigate the impacts of the development proposed and would be secured by a Section 106 Legal Agreement. Secondary education forms part of both the Borough Council's and South Northamptonshire Council's CIL requirements and would be considered by the respective Council's alongside other infrastructure requirements.

Affordable Housing, S106 and Community Infrastructure Levy (CIL)

- 7.54 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 below form the basis for the formulation of planning obligations in order to mitigate the unacceptable impact of the development. It is considered that the impact of the development in terms of affordable housing, educational requirements, highway improvements, public transport provision and healthcare are all capable of being sufficiently mitigated.
- 7.55 Paragraph 56 advises the planning obligations must only be sought where they meet the following tests:
- a) Necessary to make the development acceptable in planning terms;
 - b) Directly related to the development; and
 - c) Fairly and reasonably related in scale and kind to the development.
- 7.56 Paragraph 57 of the NPPF advises that the weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances, including whether the plan and the viability evidence underpinning is up-to-date.

- 7.57 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.
- 7.58 The application is supported by a Viability Report which has been subject to independent assessment on behalf of the Council and on behalf of South Northamptonshire District Council (SNC). The independent assessment concludes that it is reasonable to expect a developer to achieve a profit and, given the size and complexity of the scheme, it is considered current market expectation would be for a profit equating to circa 20% of market gross domestic value (GDV). The assessment has been subject to considerable discussion and amendments during the course of the application. The conclusions of these discussions with both Authorities are that the scheme could achieve a reasonable profit level and provide 13% affordable housing on the basis of a tenure mix of 50% affordable rent and 50% shared ownership and provide the required S106 and CIL contributions.
- 7.59 In respect of affordable housing provision on the site, the affordable rent provision would contribute to meeting the Borough's affordable housing need. The amount and distribution of affordable housing provision throughout the development would be controlled through the S106.

7.60 **Section 106 Heads of Terms**

- Affordable Housing 13%
- Highways mitigation
- Public Transport
- Travel Plan Monitoring
- Early Years Education
- Primary Education
- Healthcare
- Air Quality Mitigation
- Construction Futures
- Off-site sports provision
- Brackmills Wood enhancements – maintenance
- Open Space Maintenance
- Monitoring fee

All the above S106 requirements are subject to compliance with Regulation 122 and 123 of The Community Infrastructure Levy Regulations 2010)

- 7.61 In respect of the development proposed within the Borough, requirements in respect of fire and libraries are not required by planning policy.
- 7.62 The development will be subject to CIL payments which are non-negotiable. The contributions will be considered against the requirements of the relevant Local Planning Authorities infrastructure requirements. In respect of the Borough at the present time this includes the following infrastructure: the North West Relief Road, secondary education, the Northampton Growth Management Strategy (M1/A45 junction improvements) and indoor sports provision.
- 7.63 It is disappointing to both officers and the applicant that the site is only able to achieve the reduced level of affordable housing. However, these viability issues must be weighed against the provision of much needed housing to meet the Borough's housing need and the associated New Homes Bonus.

Other Matters

7.64 Northampton Local Plan part 2 Proposed Submission Draft was published for public consultation between 1 May and 14 June 2019. Policy 36 'The Green, Great Houghton LAA1098) seeks to allocate an area of land to the immediate north east of the application site for housing development of up to 800 dwellings. Responses received in respect of the public consultation are currently being considered by the Council. Whilst the allocation of this adjacent site is a material consideration in respect of this application, it is considered that it carries limited weight.

8 CONCLUSION

8.1 The NPPF supports sustainable housing development and economic growth. The development of the overall site for up to 525 dwellings forms a significant and vital component of the Borough Council's 5 year housing land requirement.

8.2 The site is located in a sustainable location on the edge of Northampton, which will be adequately served by the necessary infrastructure and it is considered that the environmental, visual and highway impacts can be adequately mitigated or reduced to an acceptable degree. The proposal supports the sustainable growth of Northampton in accordance with the NPPF and the West Northamptonshire Joint Core Strategy and, subject to the recommended conditions and planning obligations contained within the associated 106 agreement, development of the site as proposed is considered acceptable.

9 CONDITIONS

- 1) Approval of the details of the appearance, landscaping, layout and scale ("the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only granted under Article 5(1) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended).

- 2) Application for approval of the first reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

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

- 3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

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

- 4) The development and all reserved matters applications shall pursuant to this permission not materially depart from the following plans and parameters:

- Site Location Plan (CAM.0897)_03 Rev J)
- Indicative Masterplan (CAM.897_01 Rev R)
- Access and Movement Parameter Plan (CAM.0897_18 Rev D)
- Land Use Parameter Plan (CAM.0897_19 Rev E)
- Open Space Plan (CAM.897_14H-1)
- Pedestrian Crossing (Plan Ref: 20168_03_08)
- Proposed Improvements/ Downgrading The Green (Plan Ref: 20168_03_04)
- Caswell Road/ Rhosili Road/ Pavillion Drive (Plan Ref: 20168_08_020_03C)
- Wooldale Road/ Caroline Chisholm School Access (Plan Ref: 20168_08_020_03C)
- Wooldale Road/ Quinton Road (Plan ref: 20168_08_020_11B)
- Wooldale Road/ Berry Lane roundabout (Plan ref: 20168_08_12)

Reason: To ensure a satisfactory standard of development in accordance with the requirements of Policies N7 and S10 of the West Northamptonshire Joint Core Strategy.

- 5) The number of dwellings constructed within the part of the site within Northampton Borough shall not exceed 115.

Reason: To secure a satisfactory standard of development in accordance with the requirements of Policies S10 and H1 of the West Northamptonshire Joint Core Strategy.

- 6) As part of each reserved matters application in respect of the site within Northampton Borough, details of existing and proposed ground levels and finished floor levels of the development in relation to adjoining land levels shall be submitted for approval in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details.

Reason: To ensure a satisfactory standard of development in accordance with the requirements of Policies N7 and S10 of the West Northamptonshire Joint Core Strategy.

- 7) As part of each reserved matters application in respect of the site within Northampton Borough, a scheme shall be submitted for approval in writing by the Local Planning Authority that demonstrates how the objectives of Secured by Design have been addressed in the development. The approved details shall be implemented concurrently with the reserved matters development.

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

- 8) As part of each reserved matters application for each phase of development in respect of the site within Northampton Borough, full details of the proposed surface treatment of all roads, access and parking areas, footpaths, cycleways and private drives, including their gradients, within that phase shall be submitted to the Local Planning Authority. No development in that phase shall take place until the details have been approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.

Reason: To secure 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.

- 9) Before any above ground works commence, full engineering and construction details of the following highway improvements shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details as follows:

- Pedestrian Crossing (Plan Ref: 20168_03_08)
- Caswell Road/ Rhosili Road/ Pavillion Drive (Plan Ref: 20168_08_020_03C)
- Wooldale Road/ Caroline Chisholm School Access (Plan Ref: 20168_08_020_03C)
- Wooldale Road/ Quinton Road (Plan ref: 20168_08_020_11B)
- Wooldale Road/ Berry Lane roundabout (Plan ref: 20168_08_12)

Reason: To ensure the appropriate mitigation of highway impacts and in the interests of securing 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.

- 10) Prior to commencement on site, full engineering and construction details of the approved Newport Pagnell Road access and roundabout and associated works as shown on drawing no. 20168_03_02 Rev B shall be submitted to and approved in writing by the Local Planning Authority. The works, including the relocation of the speed limit as shown on the approved plan, shall be carried out in accordance with the approved details prior to commencement of any wider site clearance, earth moving, or infrastructure installation not associated with the access provision and

prior to the construction of any dwelling. The bus stops and puffin crossing as detailed on the approved plan shall be provided prior to first occupation of any dwelling hereby permitted.

Reason: To ensure the appropriate mitigation of highway impacts and in the interests of securing 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. This condition is required pre-commencement to ensure that such details are agreed in a timely manner.

- 11) A detailed scheme and timetable for the pedestrianisation and removal of vehicle rights to The Green and provision of the estate road linking from Newport Pagnell Road to The Green as indicated on the Indicative Masterplan (CAM.0897_01 Rev R) shall be submitted for approval in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details prior to the occupation of the 301st dwelling.

Reason: In the interests of highway safety 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.

- 12) Details for the provision of one pair of bus stops (with shelters and associated infrastructure) on the main route through the estate as shown indicatively on the Indicative Masterplan shall be submitted to and approved in writing by the Local Planning Authority and provided in accordance with the approved details prior to the occupation of any of the dwellings hereby permitted.

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.

- 13) The development hereby permitted shall be carried out in accordance with the measures detailed within the submitted Travel Plan dated June 2018 (reference 20168/10-17/4444 Rev B by Consulting Development Engineers

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.

- 14) Prior to the commencement of the development hereby permitted a Construction Environment Management Plan in respect of the site within Northampton Borough shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved plan, which shall include:

- A routing agreement for construction traffic.
- Traffic management and signage during construction;
- The safe means of access/egress of construction/delivery traffic to the site including sufficient set back of gates to allow the largest vehicle to stop clear of the highway;
- Provision for all site operatives, visitors and construction vehicles loading, parking and turning within the site during the construction period;
- Arrangements during the construction period to minimise the deposit of mud and other debris on to the adjacent highway;
- Enclosure of phase or sub-phase development sites;
- Details of hours of operation and delivery times (deliveries must not be carried out during peak hours on the local network) and;
- The control of noise and dust during the development process;
- 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 therein as identified within the submitted Environmental Statements.

Reason: In the interests of securing a satisfactory impact upon the highways system and neighbour amenity in accordance with the requirements of the National Planning Policy Framework and Policy BN9 of the West Northamptonshire Joint Core Strategy. This condition is required pre-commencement to ensure that such details are agreed in a timely manner.

- 15) No construction work (including use of machinery and/or plant maintenance) shall be carried out on the site outside the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays or at any time on Sundays, Bank Holidays or other statutory holidays. No construction traffic shall enter or leave the site before 0700 Mondays to Saturdays or at any time on Sundays, Bank Holidays or other statutory holidays.

Reason: In the interests of surrounding amenity in accordance with Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy.

- 16) As part of the relevant reserved matters application for parcel of land to the north of The Green as shown on the Indicative Masterplan (CCM.0897_01 Rev R), details shall be submitted which make provision for a vehicular link to the adjacent development site to the west.

Reason: To ensure a satisfactory standard of development and In the interests of sustainable development in accordance with Policy S10 of the West Northamptonshire Joint and the aims and objectives of the National Planning Policy Framework.

- 17) In the event that any of the streets associated within the residential development of the site in respect of the site within Northampton Borough are not being proposed for adoption as public highway, the following information shall be submitted for approval in writing by the Local Planning Authority:

- a) Details of a site management company and associated management and maintenance authority to be agreed in writing with the Local Planning Authority prior to the commencement of development;
- b) Details to demonstrate that the streets will 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 development any vehicular access to the site from the public highway shall be implemented as standard vehicle cross-overs (not a radii junction).
- d) Prior to first occupation of any dwelling a legal undertaking shall be provided by the developer that the streets will not be put forward for adoption and will remain private in perpetuity; and, 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).

Reason: To ensure a satisfactory standard of development and in the interests of highway safety in accordance with the aims and objectives of the National Planning Policy Framework.

- 18) Concurrently with the reserved matters submission for each phase in respect of the site within Northampton Borough, a Landscape and Ecological Management Plan (LEMP) shall be submitted for approval in writing by the Local Planning Authority.

The content of the LEMP include the provisions made for the Ecological Enhancements to Brackmills Wood and shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(s)

responsible for its delivery. The plan shall also set out (*where the results from monitoring show that conservation aims and objectives of the LEMP are not being met*) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: In the interest of biodiversity and to secure a satisfactory standard of development in accordance with the requirements of Policies BN2, S10 and Policy N7 of the West Northamptonshire Joint Core Strategy.

19) No development shall take place until an Ecological Design Strategy (EDS) addressing mitigation for development impacts on ecological interests within the site as identified within the submitted Phase 1 Habitat Survey has been submitted to and approved in writing by the local planning authority.

The EDS shall include the following:

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance.
- i) Details for monitoring and remedial measures.
- j) Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: In the interest of biodiversity and to secure a satisfactory standard of development in accordance with the requirements of Policies BN2, S10 and Policy N7 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

20) Prior to the submission of each reserved matters application in respect of the site within Northampton Borough, details of the need and scope for updating any protected species surveys shall be submitted for approval in writing by the Local Planning Authority. Any updated surveys shall be submitted as part of the reserved matters application. The supplementary surveys shall be of an appropriate type for the habitats and/or species present and survey methods shall follow national good practice guidelines, and shall be used to inform the preparation of ecological measures and mitigation within the Landscape and Ecological Management Plan. The development shall be carried out in accordance with any approved mitigation measures contained therein.

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 and the National Planning Policy Framework.

21) No development shall take place in each phase of development in respect of the site within Northampton Borough until an Arboricultural Method Statement, in accordance with BS 5837:2012 "Trees in relation to Design, Demolition and Construction – Recommendations", including details of timing of all proposed tree works to any tree or hedge on, or, if consent obtained, adjacent to, the site and replacement tree planting, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development of each phase of development shall be carried out in accordance with the approved details.

Reason: To ensure the appropriate protection of trees and hedgerows within the site in accordance with the requirements of Policy BN3 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

- 22) No equipment, machinery or materials shall be brought onto the site in respect of the site within Northampton Borough for the purposes of the development until details of the proposed type, and a plan of the proposed position of, measures for the protection of trees and hedges that are to be retained on the site, in accordance with BS 5837:2012 'Trees in relation to Design, Demolition and Construction – Recommendations', have been submitted for approval in writing by, the Local Planning Authority for that phase of the development. The measures identified, including tree protection barriers, shall be implemented in accordance with these details and shall remain in place until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored, disposed of, or placed, nor fires lit, in any area fenced in accordance with this condition and the ground levels within these areas shall not be driven across by vehicles, altered, nor any excavation made (including addition/removal of topsoil/subsoil) without prior written consent of the Local Planning Authority.

Reason: To ensure the appropriate protection of trees and hedgerows within the site in accordance with the requirements of Policy BN3 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

- 23) Concurrently with the reserved matters submission for each phase in respect of the site within Northampton Borough, a Low Emissions Strategy, based on the mitigation measures detailed in the Air Quality addendum dated May 2018 by M-EC Ref No 20168/05-18/6044 shall be submitted for that phase for approval in writing by the Local Planning Authority. The strategy should be based on the include an assessment of low emission vehicle technology and infrastructure (including electronic charging points for vehicles, rapid charging points, travel plans, bike schemes, low emission bus services and car clubs) and the integration of this technology into the development.

The Low Emissions Strategy shall contain target for emission reductions and timescale, with pollution savings quantified. The strategy shall be implemented in accordance with the strategy as approved.

Reason: In the interests of improving air quality and reducing greenhouse gases in accordance with the requirements of Policies S10 and S11 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

- 24) Prior to the commencement of the development hereby permitted in respect of the site within Northampton Borough, site investigations for contaminants shall be carried out in accordance with the Supplementary Ground Investigation Report (Ref. No. 20168/12-16/4581 REV B) prepared by Mewies Engineering Consultants submitted Phase 1 Detailed Desk Top Study (Reference EB1887/RB/6108) and the results shall be used to produce a method statement for any 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. Pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

- 25) In the event that contamination is found at any time when carrying out the approved development in respect of the site within Northampton Borough 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.

- 26) The development shall be carried out in accordance with the mitigation measures identified in Section 7 of the submitted Noise Assessment by M-EC dated October 2017.

Reason: To ensure a satisfactory standard of development and in the interests of residential amenity in accordance with the requirements of Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy.

- 27) No development shall take place in respect of the site within Northampton Borough 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 by the applicant and approved in writing by the local planning authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with NPPF paragraph 141.

- 28) No development of any phase in respect of the site within Northampton Borough shall commence until the full details of the surface water drainage scheme for that phase have been submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with the agreed strategy/ approved details. The details for each phase of the scheme shall include:

- a) 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 basins.
- b) Cross sections of all control chambers (including site specific levels mAOD)
- c) Details of proposed surface water pumping station, in accordance with CIRIA C753.

Reason: To prevent the increased risk of flooding, both on and off site, in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy. Pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

- 29) The implementation and phasing of works in respect of the site within Northampton Borough shall be such that all necessary surface water run-off attenuation and mitigation measures for each development phase in respect of the site within Northampton Borough shall be fully constructed, commissioned and operational prior to the creation of new impermeable areas within the development phase, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent the increased risk of flooding, both on and off site, in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy. Pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

- 30) No development of any phase in respect of the site within Northampton Borough shall take place until a scheme for the maintenance and upkeep of the surface water drainage system proposed for that development phase on the site has been submitted to and approved in writing by the Local Planning Authority. The maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

Reason: To ensure the future maintenance of drainage systems associated with the development in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy. Pre-

commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

- 31) Prior to occupation of each phase within Northampton Borough a Verification Report for the installed surface water drainage system for the site to be submitted in writing by a suitably qualified drainage engineer and approved by the Local Planning Authority prior to occupation of the site based on the approved Flood risk assessment document reference number XYZ dated ABC prepared by PQR. 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, such as Land Drainage Consent for Discharges etc.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site in the interests of flood prevention in accordance with Policy BN7 of the West Northamptonshire Joint Core Strategy. Pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

- 32) No development shall commence in respect of the site within Northampton Borough until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with the requirements of Policies BN7 and BN9 of the West Northamptonshire Joint Core Strategy.

10 BACKGROUND PAPERS

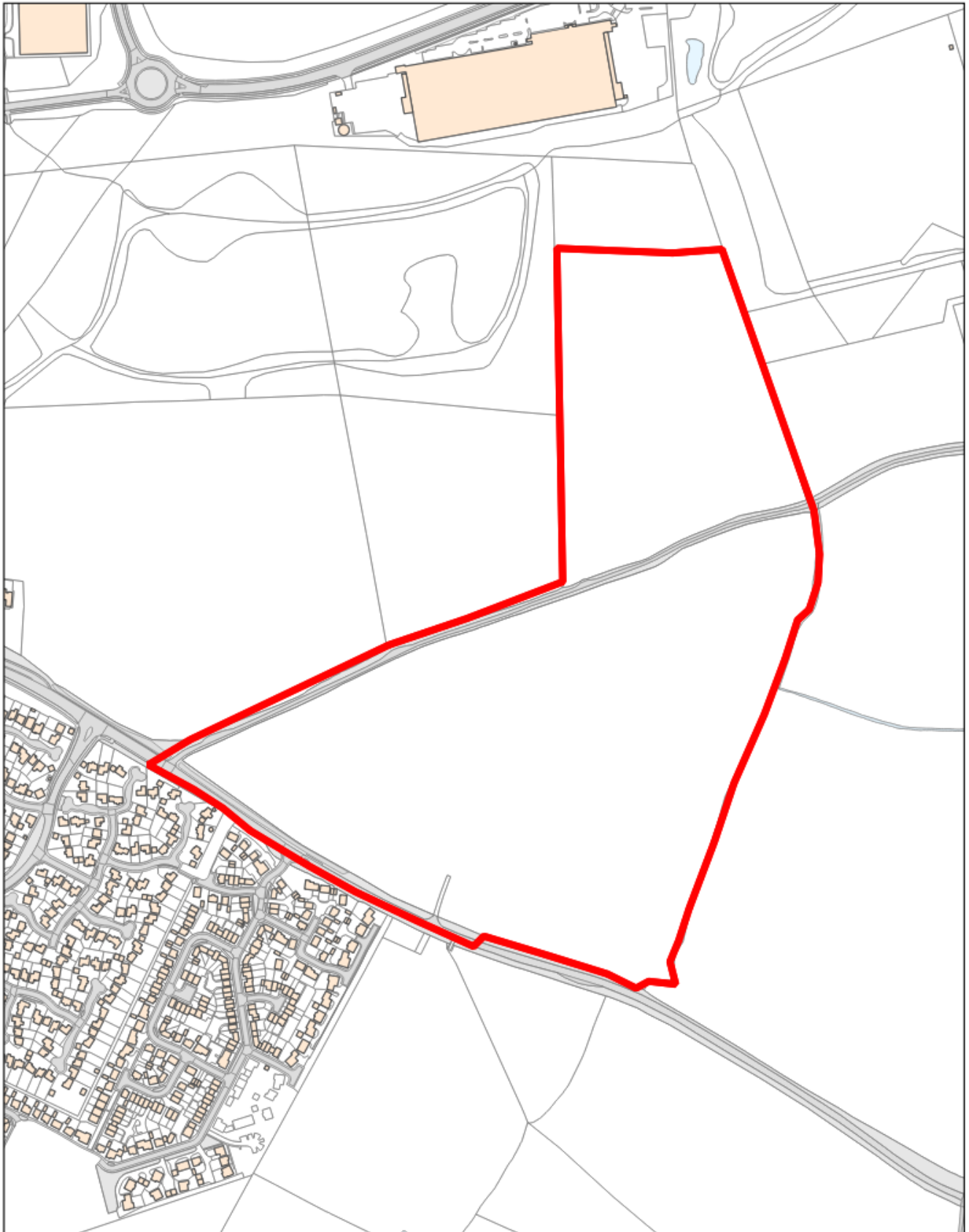
10.1 N/2017/1369

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 North of Newport Pagnell Road**

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Date: 08-11-2019

Scale: 1:5,000

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