



Applicants:

J S Bloor

Application No:

10/0078/REMWNN

Date Registered:

20.05.2010

Expiry Date:

19.08.2010

Ward:

New Duston

# Northampton UDA Planning Committee Paper

Report by Director of Planning Services

Date of Committee Meeting: 14.09.2010

Agenda Item: 4

Description: Reserved matters for appearance, landscaping, layout, scale and associated works.

Address: Former Ryelands Middle School, Prestbury Road, Northampton, Northamptonshire, NN5 6XP

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## 1. Recommendation

**APPROVAL** of reserved matters for appearance, landscaping, scale and layout for the reasons set out below and subject to the conditions set out in this report

### Reasons for approval

The proposed development will deliver a quality, well designed residential development. It will result in the redevelopment and of a brownfield site within the urban area of Northampton, delivering housing to meet local requirements. The associated impacts that the development would create can be mitigated through the use of appropriate planning conditions. As such the proposed development would not cause harm to the visual amenities of the wider area, adjoining properties,

highway safety, flood risk or any other impact that would warrant the refusal of the proposal..

Following an assessment of the material planning issues it is considered that the proposal accords with saved policies E11, E12, E17, E19, E20, E40, H7, H32 and L2 of the Northampton Local Plan; and the contents of PPS1, PPS10, PPG13, PPS22, PPS23, PPG24 and PPS25.

## **2. Summary**

- 2.1 This is a reserved matters application for the residential development of the former Ryelands School site. It follows the granting for outline planning permission ref: 06/0032/OUTWNN dated 23<sup>rd</sup> December 2008. All matters were reserved at that stage apart from means of access which was approved and is to be derived from Prestbury Road. A Section 106 planning agreement accompanies this outline planning permission to the value of £567K.
- 2.2 The Committee may recall that this site was part of the Schools Reorganisation, where 18 schools across Northampton were declared surplus to Northampton County Council education requirements.
- 2.3 The application before the Committee seeks approval of the outstanding reserved matters comprising appearance, landscaping, layout, scale and associated works. The total number of dwellings proposed is 68, the maximum figure stipulated by the outline planning consent.
- 2.4 The main issues for the Committee to consider are design, impact upon neighbouring properties and flooding concerns. Other matters are also addressed within the report which warrant consideration.

## **3. Description of Site**

- 3.1 The site measures 1.95 ha in area and consists of the former Ryelands Middle School building, car park and hard surfaced play areas at the southern end of the site. Vehicular access to the site is derived from Prestbury Road and there is also a pedestrian access to the site from Ryelands Road.

- 3.2 The existing main building is located centrally within the site, which is generally flat in topography. The site then slopes upwards towards the southern boundary where the hard surfaced play areas are located. The site also slopes up towards the eastern boundary of the site. Along the western boundary the site is undulating but generally slopes down from south to north.
- 3.3 The site is bounded mainly by residential properties which are primarily detached and semi-detached properties with gardens that back onto the application site. To the south east of the site is Greenfield land comprising school playing fields associated with the new Duston Secondary School.

#### **4. Description of Proposal**

- 4.1 The proposal is for the erection of 68 dwellings, 44 private and 24 affordable units. Of those 24, 17 will be social rented houses and 7 intermediate flats. The mix of affordable housing in terms of mix and tenure split was set out within schedule 5 of the section 106 agreement attached to the outline planning permission. The overall mix is as follows:

##### Private

- 26 no. 3 bed houses; and
- 18 no. 4 bed houses.

##### Affordable

- 5 no. 2 bed houses;
  - 10 no. 3 bed houses;
  - 2 no. 4 bed houses; and
  - 7 no. 2 bed flats.
- 4.2 An area of public open space will be provided totalling 0.24ha, which is to be located along the eastern boundary of the site. Within this area will be located the public art and landscaping. The public art will take the form of structured landscaping in the form of a stepped amphitheatre.

4.3 The development will be accessed from Prestbury Road by both vehicles and pedestrians. There will be no access through to the adjoining school site and the existing footpath link from Ryelands Road to the site will be removed. This access point was approved as part of the outline planning permission.

## 5. Policy Considerations

### 5.1 **WNDC Purpose:**

Under S136(l) of the Local Government Planning and Land Act 1980, WNDC as an Urban Development Corporation has a statutory “objective” to deliver the regeneration of the area. The Secretary of State has determined that WNDC should have development control powers for certain types of development in order to carry out its objective.

### 5.2 **National Planning Policy Guidance**

The following Planning Policy Statements/Guidance Notes should be taken into consideration in the determination of this application:

PPS1	Sustainable Development
PPS1	Sustainable Development: Planning and Climate Change
PPS 3	Housing
PPS 9	Biological and Geological Conservation
PPS10	Planning for Sustainable Waste Management
PPG13	Transport
PPS23	Planning and Pollution Control
PPS25	Development and Flooding.

### 5.3 **Development Plan:**

The Development Plan documents for the area comprise;

The Northamptonshire County Structure Plan (NSP) (2001) (saved policies);

The Northampton Borough Council Local Plan (NBLP) (1997) (saved policies).

### 5.4 **The Northamptonshire County Structure Plan (NSP) (2001) (relevant saved policies);**

SDA1 Strategic Development Areas

5.5 **The Northampton Borough Council Local Plan (NBLP) (1997) relevant policies;**

- E11 Hedgerows, trees and woodland
- E12 Incorporation of Landscape Features
- E17 Nature Conservation
- E19 Implementing Development
- E20 New Development (Design)
- E40 Crime and Vandalism
- H7 Housing Development
- H32 Affordable Housing
- L2 Existing School Sites

5.6 **Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPD)**

Northamptonshire County Council Planning Out Crime (2005);  
Northamptonshire County Council Parking (2003);  
Northamptonshire County Council Waste SPD (2007)

5.7 **Other non-statutory documents**

WNDC Planning Principles (2009)

Set out in this document are WNDC's three corporate objectives:

1. To deliver development and infrastructure that enables regeneration and growth in Northampton, Daventry and Towcester;
2. To ensure that new development is supported by appropriate jobs, infrastructure and town centre regeneration;
3. To ensure that new development meets the Government's design quality and environmental standards and is integrated into existing communities.

WNDC Manual for Design Codes:

5.8 The West Northamptonshire Manual for Design Codes sets out a framework within which to develop a Design Code whilst emphasising the urban and rural characteristics

of West Northamptonshire. The manual aims to provide clarity and consistency in the formulation of Design Codes.

## 6. Consultations

- 6.1 **NBC Development Control:** No objections subject to the comments of the Environmental Health Officer, Housing Strategy and Arboricultural Officer being taken into account.
- 6.2 **NBC Environmental Health:** No objection to the principle of development. It is believed that a basic investigation was carried out at the outline planning stage, indicating marginally elevated levels of naturally occurring arsenic. Recommended that a further risk assessment is required to establish the risk and a remediation strategy should also be provided if the risk indicates that the works are necessary. Condition is recommended.
- 6.3 **NBC Housing Strategy:** Support the application in principle as it delivers the numbers and tenure as set out in the s. 106. Acknowledge integration of affordable plots within the layout but request if possible that some further plots be changed to further break up the affordable further. Not indicated which plots are mobility plots.
- 6.4 **NCC Sustainable Transport:** No objections but make comments regarding amendments to meet adoption requirements.
- 6.5 **Northamptonshire Police:** No objections to the proposals but make a number of comments and recommendations:
- Recommend prickly planting to school fence line;
  - Concern that amphitheatre will create steps to climb over the fence and vantage point into gardens.
  - Knee rail to front of area of open space should be removed;

- Alleyways providing access to rear gardens should be gated and locked;
- All houses should have defensible front perimeter;
- Some courtyards are not secure, need ground floor windows overlooking these spaces.

6.6 **Northamptonshire Fire and Rescue:** No objections but make recommendations regarding fire appliance access, residential parking schemes, water supply, waste and recycling provision and sprinkler systems.

6.7 **Wildlife Trust:** No comments to make on the application

6.8 **Natural England:** No objections to the proposals having appraised the ecological report, no protected species affected by the proposals.

6.9 **Anglian Water:** No comments received

6.10 **Environment Agency:** Revision C of the Flood Risk Assessment has addressed outstanding concerns regarding calculations, finished levels for the development and future management and maintenance of un-adopted drainage infrastructure. No objection subject to conditions restricting surface water flows.

6.11 **Duston Parish Council:** No comments received

6.12 **Councillor John Caswell:** No comments received

6.13 **Councillor Matthew Golby:** No comments received

## 7. Notifications and Responses

7.1 A number of site notices were posted along Prestbury Road and Eaton Road along with notifications to adjoining properties on two occasions, the original submission and upon receipt of additional information and revised plans. The application was also advertised within the local press.

7.2 A total of nine letters of objection have been received raising the following concerns/issues:

- Concern over locations of some of the parking areas and garages to existing adjoining properties – resultant impact of noise, health hazards, fumes, lack of privacy, anti-social behaviour, safety concerns;
- Concerns over flooding and drainage. Existing problems from playing fields and flooding to adjoining properties and surrounding drainage problems. What will happen to the storm drains previously installed in the footpath entering the site?
- Concern over access via Prestbury Road due to noise and disturbance, volume of traffic, road being in poor condition, safety issue for children, damage to carriageway due to construction traffic;
- Access from Berrywood Road is a better option;
- What will happen to the footpath currently within the site?
- Will new properties have their own boundary fence?
- Will anti car and parking proposals leave roads wide enough for refuse vehicles;
- Will fence be removed to Duston school playing fields and implications on security;
- Who will be responsible for maintenance of grass amphitheatre;
- Where are facilities for young people;
- Three storey buildings not acceptable;
- Where will construction workers park?
- Trees should be retained for wildlife;
- Lack of feedback to public consultation event;
- Overlooking to adjoining properties;
- Fear of crime;
- A wheel wash facility should be provided to prevent mud being carried onto the public highway.

## 8. Relevant Planning History

8.1 06/0032/OUTWNN – Outline application for residential development at the Former Ryelands School (all matters reserved except access). Approved 23<sup>rd</sup> December 2008

## 9. Appraisal

9.1 The following considerations are relevant to the determination of this application:

- Principle of development
- Design and Impact upon the character of the area
- Crime and Security Considerations
- Impact on neighbouring amenity
- Highway Considerations
- Flood risk and Drainage
- Other Issues

### Principle of development

9.2 The principle of development has been established by the granting of the outline planning permission. Therefore the principle of development is not a matter for consideration as part of this application. It is also worth stating at this point that the outline application also sought and was granted approval for the means of access to the site. This is to be via Prestbury Road and therefore this aspect of the development is not a matter for consideration as part of this application. This will be discussed further later in this report.

### Design and impact upon the character of the area

9.3 The outline planning permission stipulates through the s. 106 agreement and by a planning condition that the maximum number of dwellings on site be 68. The application proposes that level of development. The application is supported by a Design and Access Statement, which sets out the design rationale for the proposals.

9.4 The site lies within New Duston and is surrounded mainly by existing residential development which is a mix of terraced, detached and semi-detached dwellings.

Those properties comprise a mix of 1970's properties on Ryelands Road and Eaton Road and 1990's properties on the western boundary of the site on Excelsior Road.

- 9.5 The reserved matters which this application seeks approval for are layout, scale, appearance and landscaping.

#### Layout

- 9.6 The stated objectives are to create a well connected layout with a clear hierarchy of roads, highly permeable layout linking the movement network and public open space, a clear definition between public and private space and a reduction in the risk of crime. The site does have some constraints in that there are some changes in levels on the site, particularly on the eastern boundary where the site slopes up to the adjoining playing field. There is also an existing gas main which runs from the south west corner to the northwest corner of the site, with gas governor located in the north west corner.
- 9.7 The layout proposed includes a principal linear street extending through the site to the southern boundary with secondary areas flowing from this. The linear street is characterised on either side by a mix of detached, semi detached and terraced properties with a mix of on street parking, on plot parking and small parking courts to the rear. Within the linear street is a raised urban square forming a design feature. The secondary roads that lead from the linear street comprise a lower density detached road which eventually leads to the public open space and a more informal lane which fronts onto to public open space. The other two secondary roads will comprise a mix of semi-detached and terraced properties. The secondary roads will be more informal with shared surfacing. The different areas will all be linked by footpaths.
- 9.8 The site constraints of the topography of the site along the eastern boundary and the gas main have been addressed through the layout. The land along the eastern boundary will primarily be used to facilitate the provision of open space and pedestrian links. The gas main will be moved and relocated under the main linear street. If the gas main were not diverted it would in all likelihood render a stretch land along the entire western boundary of the site undevelopable as an easement of 7

metres in width needs to be provided for access and maintenance. The alternative solution along this boundary would be to either leave that area undeveloped or route the principal access road on this alignment. No permanent structures can be built within the easement strip. Leaving that area of land undeveloped would raise significant security concerns to both existing and proposed properties located either side of that strip and routing the main access road along this strip of land would be unacceptable with regard to the amenities of those properties in Excelsior Gardens, which back onto the site.

- 9.9 The s. 106 states that the affordable units should be in clusters of between 5 and 9 units. The layout complies with this requirement. It is considered that the layout of the development, taking into account the site constraints, is acceptable. It creates a well connected, permeable layout with a clear hierarchy of streets that addresses all the principal frontages and encourages movement throughout the site.

#### Scale

- 9.10 The overall number of properties proposed is 68 and accords with the maximum number stated in both the s. 106 agreement and planning conditions. This equates to a density of 41 dwellings per hectare. It should also be noted that this includes 7 apartments within one building. The footprints of houses and the plot sizes are commensurate with the surrounding development. Within the context of the site and the surrounding area, the density of development is considered appropriate.
- 9.11 All of the dwellings proposed as part of this development are two storey in height, the only exception being part of the apartment block building, which will be three storeys. The apartment building is located away from existing built development adjoining the site and is adjacent to the eastern boundary where the site slopes up towards the adjoining school playing fields. As a result the scale of the building is reduced and will not be prominent in the surrounding area.
- 9.12 It is not uncommon for new housing developments to incorporate some two and a half storey dwellings within a development, not solely to provide extra accommodation, but to add variation to the street scene. However, in this particular

development that variation in heights occurs organically due to the change in levels on the site. The scale of the development is considered to be in keeping with the surrounding scale of development and is therefore considered acceptable.

#### Appearance

- 9.13 The house types proposed comprise a mix of houses with flat facades with occasional plots incorporating projecting front or rear gables. The majority of those properties will predominantly be facing brick with a few plots incorporating render to provide variety and interest at key plots on the site. With regard to the detailing, design the applicants were encouraged to review the Manual for Design Codes to deliver a development that sits within the site and Northampton's context. To achieve this, the dwelling types seek to incorporate characteristics of Northampton concerning the detailing of windows (including sills and headers), porches, doors, chimneys and eaves.
- 9.14 It is considered that the detailing of the plots with regard to the different design elements provides variation and interest which lifts the dwellings and provides interest and variation to the street scenes. The palette of materials has not been finalised at this stage but will be red brick at the site entrance with the use of buff and render incorporated more centrally within the site. A full materials schedule will be secured by a planning condition. It is worth noting that all dwellings will meet Code for Sustainable Homes Level 3, secured through a Sustainability Strategy as part of the s. 106 agreement.
- 9.15 The design and appearance of the dwellings is considered appropriate having regard for the site and its context.

#### Landscaping

- 9.16 There are some mature trees/landscaping within the site that will be removed as a result of the development. However, the hedge along the western boundary of the site and trees within that will be retained. There will be replacement tree planting across the site both within plots and in the street scene. Within the lower density areas of development and those plots fronting the open space, hedging will be

provided to the front of plots and as a natural boundary between the informal lane and the public open space.

- 9.17 The principal area of open space is provided in the north east corner of the site. It uses the natural level changes of the site to provide a sculptured grassed amphitheatre which will incorporate new tree planting and in particular planting along the length of the fence that separates the site from the adjoining school.
- 9.18 It is considered that the landscaping proposed is acceptable, retaining existing planting where possible and incorporating new planting where there is the opportunity to do so and where it benefits the visual quality of the development. The proposals are therefore considered acceptable in this regard.

#### **Crime and Security Considerations**

- 9.19 In their consultation response Northamptonshire Police raised some issues concerning planting along the fence, landscaping within and around the amphitheatre, security to front and rear of properties and parking areas. Moving around the site, all movement routes are overlooked by properties. All accesses to rear gardens will be gated and locked. With regard to the planting area around the open space, prickly planting will be incorporated along the entire length of the fencing separating the school from the site as suggested by the Police.
- 9.20 With regard to the parking areas in the south west and south east corners of the site, these are surveilled by the adjacent plots, namely nos. 43, 53 and 53 which either overlook the parking itself or the access to the parking area. The garages located to the rear of plots 60, 61, and 64 are also surveilled from the rear elevation and side elevations of those properties.
- 9.21 Overall, it is considered that the layout does not raise any significant safety concerns and is therefore considered acceptable.

#### **Impact on neighbouring amenity**

- 9.22 The site is surrounded on three sides by existing residential development, the vast majority of which back onto the application site. It is therefore important to ensure that the amenities of those properties are not unacceptably affected.
- 9.23 The layout of the plots within the site is such that there will not be any overlooking or overbearing impact upon adjoining properties. The plots along the site boundaries all have acceptable garden depths and in all instances the 'back to back' relationships between existing and proposed dwellings accord with accepted standards. The site is subject to changes in levels generally sloping down from south to north. Therefore the only part of the site where proposed dwellings will be elevated above existing development and be directly adjacent is along the northern boundary. The relationship between existing and proposed properties is considered to be acceptable along this boundary as shown by the street scenes submitted with the application.
- 9.24 Some of the objections raised in the consultation responses refer to the proximity of some car parking spaces/garages to the rear boundaries of existing properties. This occurs principally along the western boundary of the site where there are three instances where there is parking/garaging directly adjacent to the rear gardens of existing properties. The objections raised concern security, noise and disturbance, health hazards, fumes and lack of privacy.
- 9.25 It is not considered that the position and scale of the buildings are unacceptable as in all instances roofs to garages are hipped away from existing properties. With regard to the other issues raised, this sort of relationship and layout is not uncommon within residential development layouts, both contemporary and historical where rear parking areas/courtyards are features of layouts. It is often the case that garaging is located close to adjoining properties. In this particular instance, the level and intensity of parking proposed adjacent to the rear boundaries of existing properties is not considered to be excessive. Furthermore, along that boundary existing landscaping will remain where it can be retained. Those relationships are therefore considered on balance to be acceptable and would not adversely impact upon the amenities of those properties affected.

### Highway Considerations

- 9.26 As highlighted earlier in this report, the principle of access to the site via Prestbury Road has already been approved as part of the outline planning consent and therefore this issue cannot be re-visited at this stage. It is acknowledged that a number of the respondents to the consultation process have raised concerns regarding this aspect of the development and the resultant impacts. However, the issues raised regarding noise, disturbance, impact upon the road, volume of traffic, damage to the highway and safety are not issues that can be considered as part of this reserved matters application. Those issues were considered as part of the outline application.
- 9.27 This application can only focus on the internal highway arrangements of the development. The County Highways Officer raised a number of minor issues relating to future adoption issues. A revised plan has been submitted addressing those concerns and the proposal is therefore considered acceptable in this regard.

#### **Environmental Impact Assessment**

- 9.28 The development falls within the thresholds set out in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (the Regulations) whereby an Environmental Impact Assessment may be required to accompany the planning application for the purposes of assessing the likely significant environmental effects of the development.
- 9.29 Schedule 2 paragraph 10(a) of the Regulations states that proposals for infrastructure development of more than 0.5 hectares in area (which this application falls within) may require an EIA. The applicant did not request a Screening Opinion for the development prior to submitting the application and therefore in accordance with the Regulations Officers have screened the development based on the planning submission details.
- 9.30 As required pursuant to 4(5) of the Regulations and having regard to the criteria set out in Schedule 3, which provides criteria against which a local planning authority can consider whether an EIA is required, it was concluded that the characteristics of the proposal, the location of the development and the characteristics of the potential

impact would be of a nature that did not warrant the submission of an Environmental Impact Assessment as it would not have a significant environmental effect.

### Flood Risk and Drainage

- 9.31 The application is accompanied by a Flood Risk Assessment (FRA), which has been amended on three occasions following comments by the Environment Agency. Those comments have concerned the need to include all calculations, extreme flood events, Sustainable Urban Drainage Systems, site flood flows, storage volume required, minor inconsistencies in plans and management and maintenance responsibilities for the pond, public open space and tanks.
- 9.32 The final Flood Risk Assessment has addressed all of their concerns and this has been formally confirmed in writing by the Environment Agency. This has been a matter of some concern in the representations received from neighbouring properties due to current ongoing problems with water running off the adjoining playing field.
- 9.33 The reason behind the requirements to amend the assessment is that the site will drain into an existing Anglian Water sewer in Prestbury Road and it is understood that their adoption requirements state that storm water drainage systems are designed to not flood any part of the site in a 1 in 30 year return period design storm. However, the Environment Agency has required that the design be able to cope with a 1 in 200 year period storm due to the site being within the catchment of the River Nene. Consequently, provision needs to be made within the designs to contain and control the 200 year flows within the boundaries of the site. This will be provided in the form of attenuation storage using below ground storage and an open balancing pond located within the public open space.
- 9.34 With regard to the concerns with surface water runoff from the playing field, this has been identified within the FRA as an issue. The field is served by land drains which eventually outfall to the Anglian Water sewer in Prestbury Road. The report highlights that it is important that this system of land drains is not damaged. In the event that the land drains cannot cope, which is an issue raised by neighbouring properties, the surface runoff can discharge across the field towards the north east corner of the site.

The report states that in the detailed design stage of the drainage for the site, the condition of those land drains needs be considered and if necessary a localised cut-off drain should be installed to prevent water flowing off gardens to adjacent properties. This drain would be located so as to intercept any surface water before it would reach the balancing pond as that would reduce the storage capacity. The finalised scheme will address this issue as it is certainly not in Bloor Homes interests for future occupiers on the site to suffer surface water problems. By reducing the risk to the proposed properties, it follows that the risk to those properties adjoining the application site will also be reduced.

- 9.35 A suitably worded planning condition requiring the submission of a detailed foul and surface water drainage scheme should be attached to any consent granted. There is a question over how the underground storage tanks will be managed and maintained as they will not be adopted, falling under private land. The Environment Agency requested that this should be subject to a s. 106 agreement. The s. 106 agreement agreed as part of the outline planning consent does require the submission of a SUDS Management Strategy, which address this issue and this is accepted by the Environment Agency.

### **Environmental Issues**

- 9.36 The Environmental Health Officer at Northampton Borough Council has requested that a further assessment be undertaken to establish the risk posed by naturally occurring levels of arsenic on the site, discovered by a basic investigation carried out at the outline planning stage. Should that assessment indicate that the works are necessary then a remediation strategy should be submitted for approval.

### **Other Issues**

- 9.37 There are several other issues that have been raised in the consultation process and these are addressed as follows:

Wheel Wash Facility – This can be controlled by planning condition and a suitable worded condition is attached to this report.

Public Consultation Event – The applicants were required as part of the Reserved Matters Protocol to undertake a public consultation event and submit a Statement of Community Involvement with the application. This was well attended by 42 recorded attendees who were invited to submit comments. There is no requirement for the applicant to respond to each individual comment, rather they should take those comments on board and where necessary amend the scheme. The main issues raised centre around highways and flood risk. These along with the other relevant planning considerations have been assessed in this report.

Construction Processes – It is considered appropriate to attach a suitably worded condition requesting a construction management plan to address issues such as phasing, location of contractor’s compounds and parking for employees working on site.

## 10. Conclusion

- 10.1 The scheme submitted is a well designed development that will be in keeping with the site and its context, does not have any significant impact upon neighbouring properties and does not adversely impact upon highway safety or flood risk concerns.

## 11. Recommendation

- 11.1 For the reasons set out in this report the proposed development is considered acceptable and it is recommended to Members that approval of reserved matters be granted subject to the following conditions:

### Conditions

1. The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule 1 of this permission.

**Reason:** For the avoidance of doubt and in the interests of proper planning.

2. Prior to the commencement of the construction of any dwellings, a Materials Schedule and plan(s) shall be submitted to and approved in writing by the Local

Planning Authority. The materials schedule should include elevational details to all dwellings and garages.

**Reason:** To ensure a satisfactory quality of development in accordance with Policy E20 of the Northampton Local Plan 1997

3. 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 first dwelling or the completion of the development, whichever is the sooner; any trees or plants which within a period of 5 years from the completion of the development, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority.

**Reason:** To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience and safety of road users.

5. A boundary treatment plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The boundary treatments shall be constructed prior to the occupation of the units to which the boundary relates and retained thereafter. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) the boundary treatment shall be in accordance with that approved plan unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure a satisfactory quality of development in accordance with Policy E20 of the Northampton Local Plan 1997

6. Prior to the commencement of development full details of the foul and surface water drainage scheme to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

**Reason:** To ensure that the site is satisfactorily drained and to ensure that there is no increase in flood risk from the development.

7. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (Dated August 2010 , Reference FH1421 Rev C, by Fenland Hydrotech) and the following mitigation measures detailed within the FRA:

- Limiting the surface water run-off generated by the 0.5% plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
- The maximum rate of discharge of surface water from the site shall be 69.7l/s for the 0.5% plus climate change storm
- Flood Flow routes to be provided as detailed on drawing 467-05-01 Rev B

**Reason:** To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

8. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall included details of the phasing of construction, site operation times, location of contractors compounds and parking facilities for site workers, and the provision of a wheel washing facility to prevent mud being carried onto the public highway. The implementation of the development and construction period shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that the construction process causes minimal disturbance to adjoining properties and the visual amenities of the surrounding area.

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

**Reason:** To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in PPS23 Planning and Pollution Control.

