

**PLANNING COMMITTEE:** 21<sup>st</sup> January 2021  
**DEPARTMENT:** Planning Service  
**DIRECTOR OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2017/0091

**LOCATION:** Upton Lodge Farm  
Weedon Road

**DESCRIPTION:** Residential development of up to 1,400 no. units, a mixed use local centre including appropriate retail, healthcare and community facilities, a new primary school, areas of public open space, play provision and structured landscaping, internal roads and all associated infrastructure, and demolition of existing shed at Upton Lodge Farm (outline planning application with matters of layout, appearance, landscaping and scale being reserved for subsequent approval).

**WARD:** Upton Ward

**APPLICANT:** Mr Simon Dougall  
**AGENT:** Mr Mark Walton

**REFERRED BY:** Director of Planning and Sustainability  
**REASON:** Major application requiring S106 agreement

**DEPARTURE:** No

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## **APPLICATION FOR DETERMINATION:**

### **1 RECOMMENDATION**

**1.1 APPROVAL IN PRINCIPLE** subject to the completion of a Section 106 Agreement to secure:

- i) 15% on-site affordable housing;
- ii) Off-site highway improvements;
- iii) Provision of public transport and infrastructure;
- iv) Travel plan/monitoring;
- v) Primary school provision – 1.9 ha site for primary school for 2-form entry school and financial contribution;
- vi) Healthcare contribution;
- vii) Provision of local centre and community facilities;
- viii) Construction Futures – provision of employment training weeks and financial contribution;
- ix) Open space provision, including a contribution for off-site outdoor sports provision, and future maintenance arrangements including maintenance of SuDs;

- x) Council's monitoring fee, subject to the Head of Planning being satisfied the monitoring fee is necessary and of an appropriate scale.

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 a Sustainable Urban Extension under Policy N9A of the West Northamptonshire Joint Core Strategy. The proposed development of the site for up to 1,400 dwellings forms a significant and vital component of the Borough Council's 5 year housing land supply. The development of the site in conjunction with the adjacent Norwood Farm site will also assist in the delivery of Phase 2 of the Sandy Lane Relief Road. 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 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 N9A, SA, S1, S2, S3, S4, S7, S9, S11, C2, RC2, H1, H2, H4, BN1, BN2, BN5, BN7, BN9, INF1, INF2 and N10 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, it is recommended that delegated authority be given to the Head of Planning in consultation with the Chair of Planning Committee to amend or add conditions as appropriate.

## **2 THE PROPOSAL**

- 2.1 The application is an outline application with all matters reserved, except for access. A more detailed explanation of the development proposals is contained within the previous committee report, a copy of which is attached to this report.
- 2.2 The application was Approved in Principle by Members of the Planning Committee on 30<sup>th</sup> July 2019 subject to the completion of a S106 legal agreement. Discussions are ongoing in respect of the S106 legal agreement.
- 2.3 The application is being brought back to Committee as following the Approval in Principle of the scheme, the applicants are seeking to amend a number of conditions to better reflect the intended phased delivery of the site and that the development of the site may be carried out by a number of developers. As the S106 has not yet been signed, the application has not yet been determined and so can be re-considered.
- 2.4 For clarification, the principal of development of the site as proposed has previously been accepted by Members and the submitted plans and supporting documentation has not altered from that previously considered and Approved in Principle. The matter for consideration is therefore as to whether the amendments to conditions as proposed are acceptable.

## **3 SITE DESCRIPTION**

- 3.1 The application site comprises a site area of approximately 70 hectares of predominantly greenfield land, currently used for agricultural purposes situated to the west of the built up area of Northampton and adjoining the boundary with South Northamptonshire Council.

- 3.2 To the northwest and west of the site are open fields which comprise the Norwood Farm site, situated within South Northamptonshire Council's boundary, and currently the subject of a separate outline planning application for up to 1,900 dwellings and associated infrastructure. The immediate north and east the site is bound by residential development at St Crispin, Berrywood Fields and Princess Marina Hospital. The villages of Harpole and Kislingbury within South Northamptonshire are located to the west and south west respectively.
- 3.3 The A4500, Weedon Road, forms the southern boundary of the site, from which the junction and first section of the Sandy Lane Relief Road (SLRR) extends through the site towards the northern boundary. St. Crispin Drive winds through the eastern part of the site. A Public Right of Way, KP16/LB1, runs along the northern boundary of the site, but outside of the application site. An existing watercourse runs along the western boundary of the site.
- 3.4 Upton Lodge Farm and associated group of buildings is located broadly within the centre of the site, with a bungalow located immediately to south of Upton Lodge Farm, both accessed from Weedon Road. The site surrounds a retirement development to the south east of the site near to Weedon Road.
- 3.5 St. Crispin Conservation Area is located to the north of the site within which are a number of listed buildings. Harpole and Kislingbury Conservation Areas area situated to the west and south west. Upton Hall is a listed building located outside of the application site to the south of Weedon Road, beyond which is a Scheduled Ancient Monument site, a former medieval village.
- 3.6 The site is interspersed with hedgerows, with an established group of trees to the north eastern boundary and in the vicinity of Upton Lodge Farm, both to be retained.
- 3.7 The land is undulating with a general rise in land levels from the south western corner of the site to the north eastern corner, and a rise to the north to the ridge of higher ground towards St. Crispins, and a fall to the south towards Weedon Road and the River Nene beyond.

## **4 PLANNING HISTORY**

- 4.1 N/2007/0308 - Development of housing, community and education facilities, employment, park and ride and country park - Outline application. Finally disposed of 16/01/18. Alternative application submitted (current application).
- 4.2 N/2016/0575 – Scoping Opinion for Upton Lodge development. Issued 1/06/16.
- 4.2 N/2006/1329 & N/2006/1330 - Construction of Sandy Lane Relief Road and associated landscaping and infrastructure works. NCC application. Approved 22/02/07.

## **5 PLANNING POLICY**

### **5.1 Statutory Duty**

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

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

### **5.2 National Policies**

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraphs 7-12 - Presumption in favour of sustainable development  
Section 5 - Housing Supply  
Section 8 - Promoting healthy and safe communities.  
Section 9 - Promoting sustainable transport  
Section 11 - Making effective use of land  
Section 12 - Achieving well-designed places  
Paragraph 148 - Planning system should support the transition to a low carbon future.  
Paragraph 163 - Ensuring development does not increase flood risk  
Paragraph 165 - Incorporating sustainable drainage systems in major developments  
Section 12 - Achieving well designed places  
Section 15 - Conserving and enhancing the natural environment  
Section 16 - Conserving and enhancing the historic environment

### 5.3 **West Northamptonshire Joint Core Strategy (2014)**

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy N9A - Northampton Norwood Farm/Upton Lodge SUE  
Policy SA - Presumption in Favour of Sustainable Development  
Policy S1 - The Distribution of Development  
Policy S2 - Hierarchy of Centres  
Policy S3 - Scale and Distribution of Housing Development  
Policy S4 - Northampton Related Development Area  
Policy S7 - Provision of Jobs  
Policy S9 - Distribution of Retail Development  
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  
Policy N10 – Convenience Shopping Needs Outside Northampton Town Centre

### 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 policy is material to this application:

E20 - New Development (design)

### 5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)  
Northampton Parking SPD (2019)  
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

6.1 Consultation responses remain as on the previous committee report dated 30<sup>th</sup> July 2019 attached to this report.

## 7 APPRAISAL

7.1 The amendments to conditions relate to minor wording alterations in respect of a limited number of conditions.

7.2 **Condition 6** in relation to the submission of a detailed Masterplan and Design Code, amended in part to include wording in bold as below:

- The proposed layout **principles and approach to** use and function of open space within the development based on the principles set out in the submitted Green Infrastructure Strategy dated April 2018.

7.3 **Condition 18** amended to refer to specific approved Framework Travel Plan document.

7.4 **Condition 22** relating to drainage amended to incorporate the submission of a surface water drainage phasing plan and adapted to allow for drainage to be delivered in phases as follows:

22. No development shall take place until a surface water drainage phasing plan for the application site has been submitted to and approved in writing by the Local Authority. No development shall take place in each surface water drainage phase as identified by the approved phasing plan until full details of the surface water drainage scheme for that phase has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall be based on the approved Flood Risk Assessment and on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development and should demonstrate the surface water run-off generated up to and including the 1 in 200 year plus climate change will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The details of the scheme shall include:

- i) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required).
- ii) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and other flow control devices.

The schemes shall subsequently be implemented in accordance with the approved details relevant to that phase prior to occupation of the relevant phase.

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

7.5 **Condition 23** amended to reflect phased delivery of drainage as follows:

23. No development of a relevant phase as identified in the approved surface water drainage phasing plan shall take place until a scheme for the maintenance and upkeep of the surface water drainage system proposed for that phase has been submitted to and approved in writing by the Local Planning Authority. The maintenance plan shall be carried out in full thereafter in relation to the relevant phase. 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 the drainage systems associated with the development and in the interests of flood prevention in accordance with the requirements of Policy BN7 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

7.6 **Condition 26** amended to reflect phased delivery of drainage as follows:

26. Before any above ground works commence in a drainage phase as identified in Condition 22 above a foul water strategy shall be submitted to and approved in writing by the Local Planning Authority. No dwellings within a phase shall be occupied until the works have been carried out in accordance with the foul water strategy approved for that particular phase.

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

7.8 The proposed amendments are considered acceptable and not adversely impact on the design, drainage or highway mitigation measures for the site.

## 8 CONCLUSION

8.1 The NPPF supports sustainable housing development and economic growth. The development of the site for up to 1,400 dwellings forms a significant and vital component of the Borough Council's 5 year housing land requirement. The development of the site in conjunction with the adjacent Norwood Farm site will also assist in the delivery of Phase 2 of the SLRR.

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 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 submitted WNJCS (as subsequently modified) 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. Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") in any phase shall be submitted to and approved in writing by the local planning authority before any development in that phase begins and the development shall be carried out as approved.

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

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, and application for approval of all remaining reserved matters shall be made within ten 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 begin no later than two years from the date of approval of the first of the reserved matters, and development of any subsequent phase shall begin no later than two years from the date of approval of the reserved matters for that phase.

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

4. The number of dwellings to be constructed shall not exceed 1,400.

Reason: To accord with the requirements of Policy N7 of the West Northamptonshire Joint Core Strategy.

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

- Site Location Plan UD.10
- Illustrative Masterplan v5a UD.02
- Green Infrastructure Framework UD.03
- Density UD.06
- Access and Movement UD.04
- Building Heights UD.07

6. Prior to submission of any reserved matters application, a detailed Masterplan and Design Code covering the whole site shall be submitted to and approved in writing by the Local Planning Authority. The Masterplan and Design Code shall be formulated having regard to the submitted Design and Access Statement, and respond to the recommendations of Building for Life 12, and shall include the following details:

- A phasing plan for the development, including an affordable housing phasing plan;
- The proposed movement network delineating the primary, secondary and tertiary streets and pedestrian and cycleway connections, setting out the approach to estate design, treatment of non-vehicular routes and car and cycle parking.
- Phased layout principles to include urban structure, form and layout of the built environment, building heights, densities, legibility, means of enclosure, key gateways, landmark buildings and key groups.
- The proposed layout principles and approach to use and function of open space within the development based on the principles set out in the submitted Green Infrastructure Strategy dated April 2018.
- The approach to and design principles applied to parking (on street and off-street).
- The design approach for areas within the public realm including landscaping and hard surface treatments, lighting, street trees, boundary treatments, street furniture and play equipment.
- Servicing, including utilities, design for the storage and collection of waste and recyclable materials.
- The design principles that will be applied to the development to encourage security and community safety.
- Design principles that will be applied to the mixed use areas, local centres and employment areas;

- External materials, to include a palette of wall and roof finishes, windows, doors, porches, heads, cills, chimneys, eaves and verges and rainwater goods
- Design principles for the incorporation of Sustainable Urban Drainage Systems (SUDS) throughout the development.
- Design principles for the incorporation of Electric Vehicle Charging points throughout the development

Thereafter, any reserved matters application for any phase of development shall comply with the principles established by the approved masterplan and within the approved Design Code.

Reason: In the interests of securing a sustainable and secure development in accordance with the requirements of Policies S10 and N7 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

7. Prior to the submission of any reserved matters application, a detailed phasing plan for the development that identifies stages at which each element of the proposed development (including the local centre, open space, community facilities, open space, play equipment, primary school, housing, highway infrastructure and SUDs) shall be commenced, shall be submitted for approval in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the timely provision of facilities and to ensure the delivery of a sustainable and 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.

8. Contemporaneously with the submission of reserved matters applications for each phase of development containing non-residential development, a sustainability strategy including pre-assessment checklist detailing a method of achievement of BREEAM “very good” (or equivalent) for any non-residential development shall be submitted to the Local Planning Authority. No development in that phase shall take place until the sustainability strategy has been approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved sustainability strategy.

Reason: In the interests of the environment and to promote sustainable development in accordance with Policies S10 and S11 of the West Northamptonshire Joint Core Strategy and the aims of the National Planning Policy Framework.

9. As part of each reserved matters application 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: In the interests of surrounding amenity and to ensure a satisfactory standard of development in accordance with the requirements of Policies S10 and H1 of the West Northamptonshire Joint Core Strategy and the aims of the National Planning Policy Framework.

10. As part of each reserved matters application, 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 as identified in the submitted Design and Access Statement. 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 Policies S10 and H1 of the West Northamptonshire Joint Core Strategy and the aims of the National Planning Policy Framework.



11. As part of each reserved matters application for each phase of development, 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.

12. Before any above ground works commence, engineering and construction details, including co-ordinates and levels for the remaining section of the Sandy Lane Relief Road up to the northern boundary of the application site 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 prior to occupation of any of part of the development 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.

13. Before any above ground works commence, engineering and construction details for the provision of the priority junction access from and the widening of St. Crispin Drive to incorporate a 6.5m carriageway width from the access to the Main Road/Kent Road Roundabout, shown indicatively on WYG Drawing No. 001 Rev A, and which shall include a 3m footway/cycleway, 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 prior to occupation of any of the dwellings 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.

14. Before any above ground works commence, engineering and construction details for the provision the spine road linking the Sandy Lane Relief Road and St. Crispin Drive shown indicatively on the Illustrative Masterplan drawing no. UD.02 and the Access and Movement Plan drawing no. UD.04 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 prior to occupation of the 301<sup>st</sup> dwelling.

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.

15. 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, and the works shall be carried out in accordance with the approved details as follows:

- Berrywood Road/Berrywood Drive junction mitigation, replacing the roundabout with signal control, (as shown indicatively on WYG Drawing Number 006) to be delivered prior to occupation of the 301<sup>st</sup> dwelling hereby permitted.
- A43 Swan Valley/Cobb Drive junction mitigation, implementation of partial traffic signal control ( as shown indicatively on WYG Drawing Number 007) to be delivered prior to occupation of the 301<sup>st</sup> dwelling hereby permitted.

- M1/A43/Swan Valley junction mitigation, implementation of partial traffic signal control (as shown indicatively on WYG Drawing Number 008) to be delivered prior to occupation of the 301<sup>st</sup> dwelling hereby permitted.

Reason: 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.

16. Details for the provision of two bus stops (with shelters and associated infrastructure) on the bottom section of Kent Road shall be submitted to and approved in writing by the Local Planning Authority and provided in accordance with the approved details prior to 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.

17. Details for the provision of marked bus stops westbound, together with the provision of marked bus stops and shelters eastbound on the Upton Lodge spine road and the neighbouring sections of the Sandy Lane Relief Road and St. Crispin Drive in 4 locations along the spine road shall be submitted to and approved in writing by the Local Planning Authority. All eastbound stops shall be equipped with real time displays. The bus stops shall be provided in accordance with the approved details prior to the occupation of the 301<sup>st</sup> dwelling 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.

18. Prior to the 1<sup>st</sup> occupation of a residential phase submit a Residential Travel Plan setting out measures to be implemented in accordance with the approved Framework Travel Plan (dated January 2017 prepared by WYG ref: "Upton Lodge Sustainable Urban Extension" Framework Travel Plan RT90070-51-TP). The measures contained in the agreed Residential Travel Plan shall be carried out in accordance with the approved details.

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

19. 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.

20. The development shall not commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority relating to that phase. The CEMP shall include the following:-

- a) The management of traffic and routing during construction: to address site access, routes within site kept free from obstruction, wheel washing, travel plan for construction workers, loading and unloading, vehicle parking and turning areas, a scheme for prevention of surface water discharges onto the highway, a proposed Routing Agreement, followed by all construction traffic drivers, to and from the site which shall include an A4 sized map to be given to all construction traffic drivers;
- b) Location of access points for site traffic for that phase of development;
- c) Detailed measures for the control of dust during the construction phase of development;

- d) The location and size of compounds;
- e) The location and form of temporary buildings, adverts and hoardings;
- f) Details for the safe storage of any fuels, oils and lubricants;
- g)) Construction of exclusion zones to prevent soil compaction for large scale planting areas, public and school playing fields, and remediation of any soil compaction;
- h) A scheme for the protection of areas and species of ecological interest and for the mitigation of any possible harm to such areas or species in accordance with the principles set out in the Outline Construction Ecological Management Plan dated September 2018 by Ecology Solutions Ltd;
- i) Details of any temporary lighting;
- j) Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- k) Measures for the control of noise emanating from the site during the construction period;
- l) Construction Plant Directional signage (on and off site);
- m) Provision for all site operatives, visitors and construction vehicles, loading and unloading of plant and materials;
- n) Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.

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

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

21. In the event that any of the streets associated with the residential element of the development hereby approved are not being proposed for adoption as public highway, details of a site management company and an associated management and maintenance methodology of the streets within the development, to operate in perpetuity, shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of development. The streets shall be laid out and constructed to an adoptable standard to ensure safe and practicable operation, and any vehicular access to the site from the public highway shall be implemented as standard vehicle cross-overs.

Reason: 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.

22. No development shall take place until a surface water drainage phasing plan for the application site has been submitted to and approved in writing by the Local Authority. No development shall take place in each surface water drainage phase as identified by the approved phasing plan until full details of the surface water drainage scheme for that phase has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall be based on the approved Flood Risk Assessment and on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development and should demonstrate the surface water run-off generated up to and including the 1 in 200 year plus climate change will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The details of the scheme shall include:

- i) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required).
- ii) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydrobrakes and other flow control devices.

The schemes shall subsequently be implemented in accordance with the approved details relevant to that phase prior to occupation of the relevant phase.

Reason: To reduce the risk of flooding both on and off site in accordance with the requirements of Policy BN7 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework by ensuring the satisfactory means of surface water attenuation and discharge from the site. This is a pre-commencement condition to ensure timely submission of details.

23. No development of a relevant phase as identified in the approved surface water drainage phasing plan shall take place until a scheme for the maintenance and upkeep of the surface water drainage system proposed for that phase has been submitted to and approved in writing by the Local Planning Authority. The maintenance plan shall be carried out in full thereafter in relation to the relevant phase. 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 the drainage systems associated with the development and in the interests of flood prevention in accordance with the requirements of Policy BN7 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

24. All subsequent reserved matters applications shall accord with the recommendations of the approved Flood Risk Assessment and Drainage Strategy document reference number A090070-51 Revision Version 2 dated January 2017 prepared by WYG Consultants and shall be accompanied by a certificate of compliance with the original approved scheme. In addition, an accompanying revised and updated Flood Risk Assessment with full drainage details shall be submitted with each future reserved matters application, indicating whether any further works are required. Development shall be implemented in accordance with the originally approved scheme or the updated scheme as approved in writing by the Local Planning Authority pursuant to that application.

Reason: In order to ensure that the drainage details are implemented in accordance with the approved Flood Risk Assessment, and to prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site in accordance with the requirements of Policy BN7 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

25. Prior to occupation of each phase a Verification Report for the installed surface water drainage system for that phase shall be submitted to and approved in writing by the Local Planning Authority based on the approved Flood risk assessment and Drainage Strategy document reference number A090070-51 Revision Version 2 dated January 2017 prepared by WYG Consultants. 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.

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 the requirements of Policy BN7 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

26. Before any above ground works commence in a drainage phase as identified in Condition 22 above a foul water strategy shall be submitted to and approved in writing by the Local Planning Authority. No dwellings within a phase shall be occupied until the works have been carried out in accordance with the foul water strategy approved for that particular phase.

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

Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

27. Any unexpected suspect contamination discovered during the development of the site shall be reported to the Local Planning Authority forthwith. The unexpected contamination shall be assessed and remediated by methods agreed with the Local Planning Authority prior to the occupation of the development.

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.

28. Concurrently with the reserved matters submission for each phase, a noise assessment of the exposure of proposed residential premises based on the Noise Assessment prepared by WYG (A090070-51), with particular reference to bedrooms, based on the final building and estate layout, due to transportation noise shall be submitted to and approved in writing to the Local Planning Authority. The assessment shall take into account the likely growth of traffic over the next 15 years. Where any habitable room or outdoor amenity space cannot achieve the noise levels recommended by the World Health Organisation, a scheme to protect outdoor amenity space and any affected habitable rooms shall be submitted to the Local Planning Authority for written approval. The development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development and in the interests of residential amenity in accordance with Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

29. Concurrently with the reserved matters submission for each phase, a Low Emissions Strategy, based on the mitigation measures as detailed in the Air Quality Mitigation and Damage Cost Calculation by WYG dated July 2019, shall be submitted for that phase for approval in writing by the Local Planning Authority. The strategy should 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.

30. Prior to the submission of each reserved matters application, 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.

31. Concurrently with the reserved matters submission for each phase, a Landscape and Ecological Management Plan (LEMP) shall be submitted for approval in writing by the Local Planning Authority.

The content of the LEMP 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.

32. No development shall take place until an Ecological Design Strategy (EDS) addressing mitigation for development impacts on badgers 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.

33. No development shall take place (including any demolition, ground works, and site clearance) in until a method statement for barn owl mitigation (in accordance with paragraph 6.1.4, Upton Lodge Northamptonshire Daytime Bat and Barn Owl Assessment by WYG and dated December 2016) has been submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;

- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details at least six months prior to works to or demolition of any buildings on site, and 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.

34. Any works to existing buildings to be retained on site within Upton Lodge Farm shall not in any circumstances commence unless the Local Planning Authority has been provided with either:
- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or
  - b) Written confirmation from Natural England that the application site has been registered with the Bat Low Impact Class Licence scheme; or
  - c) a statement in writing from a suitably qualified ecologist to the effect that (s)he does not consider that the specified activity/development will require a licence.

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.

35. No development shall take place in each phase of development 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.

36. No equipment, machinery or materials shall be brought onto the site 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.

37. The development hereby permitted shall include a single anchor convenience store (Use Class A1) of no more than 294 square metres (gross internal floor area) and no more than four retail units

(which shall be used for purposes falling within Use Classes A1, A2, A3, A4 and A5) of no more than 69 square metres each (gross internal floor area).

Reason: In the interests of viability and vitality of the hierarchy of retail centres in accordance with the requirements of Policies N9a and N10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

## **10 BACKGROUND PAPERS**

10.1 N/2017/0091

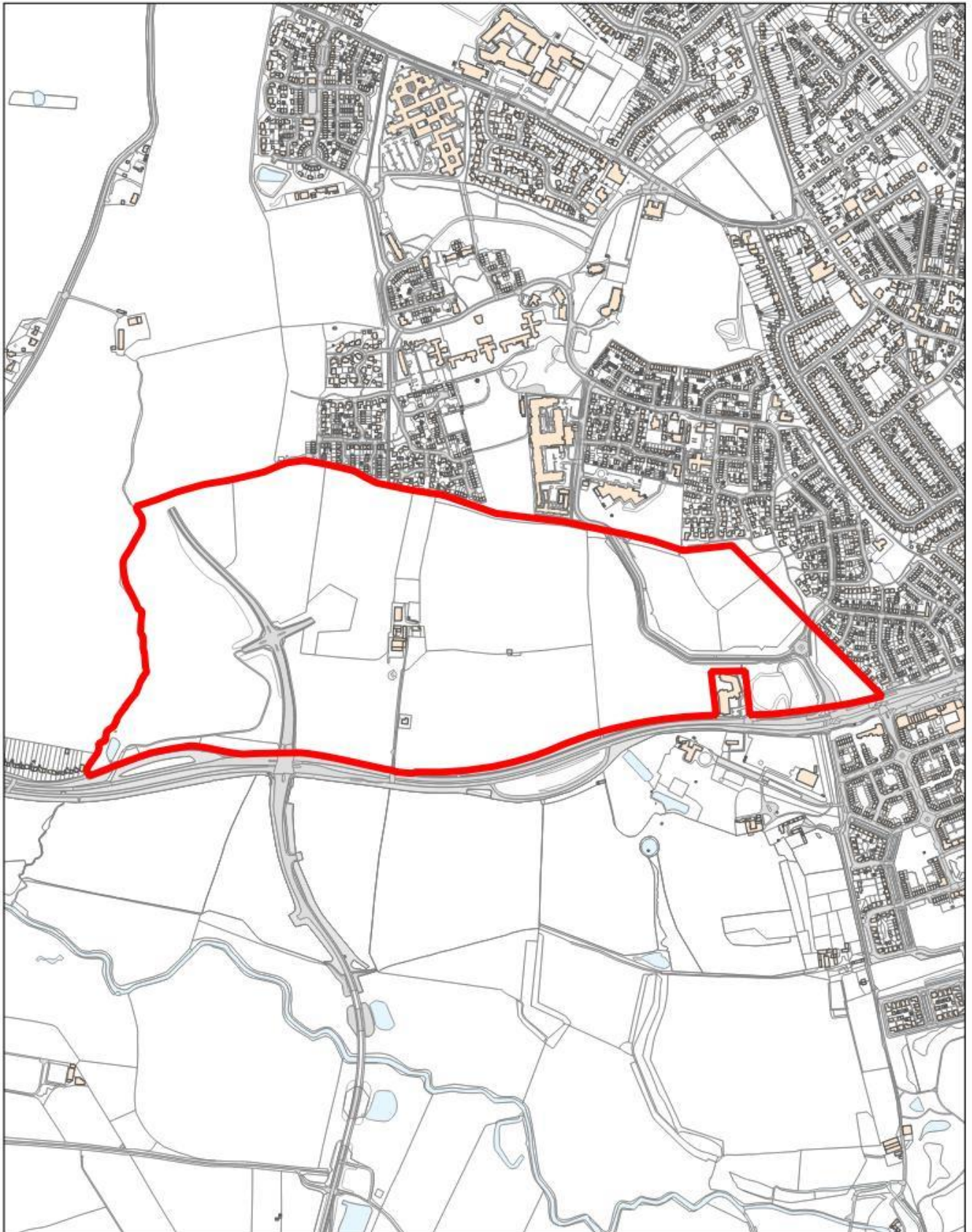
## **11 LEGAL IMPLICATIONS**

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: **Upton Lodge Farm**

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Date: 13-01-2021

Scale: 1:10,000

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