



North Northamptonshire Planning Committee South
22 January 2024

Application Reference	NW/24/00063/FUL	
Case Officer	Ms Kate Skingley	
Location	Southwood House 45 Doddington Road Wellingborough NN8 2JH	
Development	Demolition of the existing building and the erection of a two-storey apartment block containing 26 apartments for the over 55's (consisting of 24 x 1 bed and 2 x 2 bed) parking, landscaping, retention of access and associated works.	
Applicant	Mr Mark Birkin	
Agent	Miss Kelsey Millward	
Ward	Croyland And Swanspool Ward	
Overall Expiry Date	26 April 2024	
Agreed Extension of Time	24 January 2024	
Checked	Senior Development Management Officer	Debbie Kirk

Scheme of Delegation

This application is brought before Planning Committee (South) because it falls outside the council's Scheme of Delegation as the proposal is for major development and has received more than 10 neighbour objections which constitute substantive material planning considerations; and the chair and vice chair of the committee agree that the objections received contain substantive material planning considerations determination of which cannot be resolved outside of a committee resolution.

1. Recommendation

1.1 It is recommended that:

- (a) planning permission be **GRANTED** subject the completion of a satisfactory S106 legal agreement which secures appropriate planning obligations; and
- (b) should a satisfactory Section 106 agreement securing appropriate planning obligations not be completed by **30 June 2025**, or any further extension of time agreed in writing between the applicant and the Local Planning Authority, that it be delegated to the Executive Director for Place and Economy to **REFUSE** planning permission.

2. The Application Proposal and Background

- 2.1 The application proposes the demolition of the existing care home buildings and the erection of a residential block of 26 flats, for people over the age of 55. The development also includes parking, landscaping and other associated works including the creation of a boiler room, mobility scooter store, and amenity space for residents. The flats would be 100% affordable rent.
- 2.2 The existing buildings on site are vacant, but the site was most recently used as a supported living accommodation facility, owned by Sanctuary Housing Association, and managed by Sanctuary Supported Living ('Sanctuary'), which is a subsidiary company.
- 2.3 During the consideration of the application the applicants were asked to provide additional background and contextual reports for the application, to justify the proposed demolition of the existing buildings on the site and the comprehensive redevelopment of the site.
- 2.4 The applicants have indicated in their Planning Statement that the existing facility had become increasingly unfit for purpose. The apartments on the first floor of the building have been closed for some time following a recommendation by the Care Quality Commission on the basis that the existing staircase and corridors are too narrow, preventing adequate access for those with mobility issues, which led to safety concerns for the safety of residents.
- 2.5 Since the first floor was closed, the remainder of the building became underutilised and was only partially occupied. The ground floor apartments located at the front of the site were empty due to the size and shape of the units making them impractical for wheelchair users with small kitchens and hallways. Due to these issues, Sanctuary Housing Association ceased operation from this site, moving the remaining residents to new accommodation, with the last resident leaving the site on 8th February 2023.
- 2.6 The proposed redevelopment of the site is for the demolition of the buildings on site and the construction of a new flatted development. This would comprise of a single apartment block, two storeys in height with a pitched roof.

The development will provide:

- 2 x (M4) (3) - 2-bedroom wheelchair accessible apartments on the ground floor.
- 24 x (M4) (2) - 1-bedroom apartments across the ground and first floor.

2.7 The apartments are arranged in an H shape with the two parallel sections facing Doddington Road and Shaftesbury House to the rear. Within the building there are two staircases provided to the north and south. A lift is provided to the northern part of the building. All apartments to the north and south wing will have private amenity space with the apartments having balconies or a terrace. Apartments on the eastern and western sides of the building will have ground floor terraces and at first floor the apartments will have access to the shared amenity space.

3. Site Description and Surroundings

- 3.1 The application site lies within the growth town of Wellingborough, to the southwest of the town centre. The site currently hosts a care home/supported living facility, with parking to the front. The building has been vacant since 8th February 2023.
- 3.2 The site measures 0.43 hectares in area. The surrounding land uses are predominantly residential, comprising detached and semi-detached houses to the north and south side of Doddington Road and along The Drive to the east. A modern apartment block adjoins the application site to the west. To the south/south-east lies Shaftesbury House, which is a modern sheltered housing development which shares the vehicular access and access road with Southwood House.
- 3.3 The current building on site faces towards Doddington Road but is set back from the main road with parking and landscaping to the front. The building was originally built as the Wellingborough Cottage Hospital between 1899-1900 and was later extended during the 1920s and the latter half of the 20th Century. Two single-storey buildings are situated on either side of this main building and behind it is another single-storey building that is attached to the two-storey building.
- 3.4 The main building to the road frontage of Doddington Road, which is part one and part two-storeys in height and was originally the administration block for the Cottage Hospital. The building extends to the south-east and links the former ward blocks, which are single storey. A former caretaker's/warden's house is located to the north-east of the main building, along with a single storey building which is a plant room. The original buildings are principally constructed in a red/orange brick with stone detailing and terracotta tile roof coverings.
- 3.5 The application site currently comprises of a single but vacant former use class C2 (Residential Institution) providing 20 x one bedroom and 2 x two-bedroom apartments for supported living over one and two storeys. The site

also includes number 44 Doddington Road which is a detached dwelling used as part of the use class C2 supported living accommodation.

4. Relevant Planning History

WP/19/00489/FUL	Approved with conditions Minor internal alterations and small extensions to an existing supported living facility to improve facilities for residents, including the subdivision of an existing unit to create one new supported living flat.	17.10.2019
WP/2014/0031	Approved with conditions Display of 2 non-illuminated free-standing signs on poles	30.04.2014
WP/2013/0287	Approved with conditions Proposed conversion of the scheme manager's house into two one-bedroom flats.	18.07.2013
BW/1983/0505	Approved with conditions Conversion of existing building to form 22 flats for able-bodied and disabled persons and construction of 2 storey building comprising 36 flats for elderly and elderly disabled persons.	19.08.1983
BW/1980/0437	Approved with conditions Conversion of existing buildings to provide sheltered accommodation for the disabled and new building to provide sheltered accommodation for the aged (61 flats)	19.06.1980

5. Consultation Responses

A full copy of all comments received can be found on the Council's Website <https://www.wellingborough.gov.uk/viewplanningapplications>

5.1 Wellingborough Town Council

No objection but support the comments from NNC highway engineer. Request NNC senior development management officer ensures sufficient noise and traffic abatement plans are in place for the development.

It was noted that a request has been received to set times for working hours and delivery times to ensure the driveway is kept clear and minimize disruption to neighbouring residents. Restrictions on Saturday should be to 8:00 - 13:00 working only rather than restrict working which is not able to be achieved.

Updated response to amended plans – October 2024

No objections in principle, subject to adhering to all consultee requirements and a condition to ensure that sufficient noise and traffic abatement plans are in place for the development.

5.2 Neighbours/Responses to publicity

A site notice was posted on 13 February 2024 with a response deadline of 8 March 2024.

A press notice was published on 15 February 2024 in the Northamptonshire telegraph with a response deadline of 10 March 2024.

Neighbour Notification letters were sent out on 12 February 2024 with a response deadline of 8 March 2024. The following addresses were notified:
37, 38, 39, 41, 42, 43 Doddington Road,
25 - 30 Broadway,
33, 119, 121, 123, 125, 127 The Drive
Flats 101 – 137 Shaftesbury House,46 Doddington Road
Community Accommodation, Shaftesbury House,46 Doddington Road
Flats 1- 15, 47 Doddington Road

79 objection letters were received from the first public consultation from residents in the vicinity of the site and interested parties. The issues raised are summarised below:

- Concerned that access to Shaftesbury House will be lost/impacted during construction.
- Building is of local significance.
- Can it be used as a school?
- Should not be demolished just because it is easier.
- If the current owners do not have the money to renovate, then encourage them to sell it to someone that will.
- Modern replacement detracts from its surroundings.
- People attending the cemetery beside this do not want noise whilst they grieve.
- Building should be granted listed status.
- Air quality and privacy issues.
- Plenty of green planting required.
- Loss of a structurally sound building.
- Only thinking about profit/money.
- Concerned about the effect of development on the oak trees to the front of the application site.
- Need to protect the history of the town.
- Use as an urgent care facility would be better.
- Privacy and overlooking from flats opposite.
- Access should be maintained for rear of site.
- Working hours and delivery hours to be controlled for amenity of neighbours.
- Impact on environment from demolition.
- Loss of a local historic building.

- Loss of heritage asset and replacement with more flats.
- The people of Wellingborough should have a say as to what the building will be used for.
- Should be a minor injury unit.
- One of the few original pre-expansions of the Wellingborough town sites remaining.
- Wellingborough was once a beautiful town.
- Should be used to provide National Health Service services.
- Should be Listed.

Second Neighbour/Responses to Publicity

A second site notice in relation to the updated information was posted on 2 October 2024 with a response deadline of 23 October 2024.

A second press notice in relation to the updated information was published on 17 October 2024 in the Northamptonshire telegraph with a response deadline of 10 November 2024.

A second set of Neighbour Notification letters were sent out on 2 October 2024 with a response deadline of 24 October 2024 in relation to the updated information. The following addresses were notified:

37, 38, 39, 41, 42, 43 Doddington Road,
 25 - 30 Broadway,
 33, 119, 121, 123, 125, 127 The Drive
 Flats 101 – 137 Shaftesbury House,46 Doddington Road
 Community Accommodation, Shaftesbury House,46 Doddington Road
 Flats 1- 15, 47 Doddington Road

Plus, a further 75 addresses who had commented on the original application were also notified about the updated information.

A further 26 letters of objection were received from residents in the vicinity of the site and interested parties when the second consultation was undertaken on the amendments to the scheme and the updated information submitted in October 2024. The comments are summarised below:

- Characterless design of apartments.
- Concerns that the existing single storey property will be demolished and replaced by the 2-storey apartment block which will impact privacy.
- Concerned about dust and disruption that will be caused by the demolition & building work.
- Concerns regarding access to the side of the site adjacent to The Drive/Broadway.
- Potential noise and security issues caused by the open communal garden space.
- External lighting will cause light pollution.
- People of Wellingborough are proud of their history.
- Many local residents were born in the community hospital.
- Part of the social fabric of the town of Wellingborough.
- Building is not being built sympathetically.
- Object to the demolition.

- Heavy Goods Vehicle's accessing the site during construction.
- This historic building, created by public subscription for the people of this town should not and must not be demolished.
- Please show vision and block this.
- This is a significant historical building, and it is important that it is preserved.
- Car park at Shaftesbury House to be maintained for the existing residents.
- Not enough parking and traffic disruption during peak times.
- Noise from demolition will impact neighbouring properties and the Wrenn School.
- Traffic is an issue particularly in mornings and afternoons.
- The current building has character and "kerb appeal" that will be lost.
- The building could be used to serve the community.
- Demolition could cause crime to rise in area making it less desirable for future residents.
- The old Cottage Hospital building opposite the old Boys' Grammar School has complemented the other.
- Should be used for housing those in need like the homeless.
- Needs to be turned into a rehabilitation centre so Isebrook can be an Accident and Emergency facility.
- Impact on occupiers of Shaftesbury House from noise and disruption and views.
- Loss of trees and greenery.
- Outlook will be affected and will have view of bricks.
- Loss of light to living room.
- Access from Shaftesbury House is down the side of Southwood House.
- The drive to Shaftesbury House needs to be kept clear for access at all times and for ambulances.
- Loss of mobility scooter access.
- Disruption caused to students' learning especially General Certificate of School Education (GSCE) and Advanced-Level students as it's near a school.
- Adding to road congestion and delays.
- Bats are often flying in that location and the occasional owl.
- The new building design is not in keeping with the surrounding architecture.
- The original house must stay.
- The number of objections shows the strong feelings of the townspeople of Wellingborough.
- Perhaps North Northampton Council would like to help to try and save it.
- The proposed replacement building is ugly and out of place.
- Southwood House should be adapted and converted to flats without the need for demolition.
- Loss of cultural identity and historic building
- Environmental impact of the demolition needs to be considered.
- Owe it to future generations to preserve history and heritage.

Support

2 Letters of support were received. The comments are summarised below:

- Building is an eyesore, if no alternative use can be found then the site should be re-developed.

5.3 **Local Highway Authority** **26 February 2024 comments:**

The Local Highway Authority cannot accept the application and require further information to satisfy the following:

Parking accommodation should be provided in accordance with the Northamptonshire Parking Standards and satisfy policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy. Whilst a minor departure from the standard is anticipated the accommodation to be provided is considered acceptable.

The Construction Management Plan is not of a form acceptable to the Local Highway Authority. The Construction Management Plan should be provided in a tabulated or bullet point format.

Updated response received on 2 October 2024

Subject to compliance with the following requirements of the Local Highway Authority no objection is raised to the application on highway safety or capacity grounds.

Prior to the commencement of any works taking place on the site a Construction Traffic Management Plan should be submitted to and approved in writing by the Local Planning Authority.

The Construction Traffic Management Plan should provide for:

- access arrangements and arrangements for the parking of vehicles of site operatives and visitors and full details of a Routing Agreement, including a routing map to be given to all construction traffic drivers.
- the days of the week and hours of the day for the site to operate.
- loading and unloading of plant and materials.
- storage of plant and materials used in constructing the development.
- wheel washing facilities and arrangements; and
- arrangements for dust management including sheeting of vehicles.

Additional Comments 22 November 2024

Although the car parking provision shows a minor departure from the standard the accommodation to be provided is considered acceptable.

Although no cycle parking is to be provided it is noted that space is provided for 10 buggies. This type of accommodation is probably more appropriate for the development and the provision of cycle parking is considered unnecessary.

The wording of the condition covering a Construction Traffic Management Plan is acceptable.

5.4 **Anglian Water**

Updated response 30 April 2024

Anglian Water records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

Foul Water Drainage

The foul drainage from this development is in the catchment of Broadholme Water Recycling Centre that will have available capacity for these flows.

This response has been based on the following submitted documents: Flood Risk Assessment March 2024 revision number P02 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to the Anglian Water sewerage network, they should serve notice under Section 106 of the Water Industry Act 1991. Anglian Water will then advise them of the most suitable point of connection.

Surface Water Drainage Details

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, Anglian Water are unable to provide comments in the suitability of the surface water management. The Local Planning Authority should seek the advice of the NNC Lead Local Flood Authority or the Internal Drainage Board.

5.5 **NNC Waste Officer**

19 February 2024 - comments

The current NNC refuse and recycling policy states that bins must be placed at the kerbside for collection. For the purpose of this policy the kerbside is where the property meets the public highway. If properties are located down a private driveway or access road then the bins must be presented where the private access road or driveway meets the public highway.

A development of this size would require the provision of 9 x 1100 litre euro bins which should be contained within a bin store and sited adjacent to the highway.

Applicants' response

In response to the comments from NNC waste officer, the applicants, checked the current arrangements for the building. The refuse collection is carried out by NCC as the local authority. The refuse lorry goes down the access road and collects the bins from the refuse collection area which is located at the rear of Southwood House next to the existing pumping station in between Shaftsbury House and Southwood House.

No other waste companies are used.

The applicant considers that the current provision for the location of bins is acceptable. The applicant notes that they also mention the number of bins that are required; and are currently seeing if 9 x 1100 litre euro bins can be provided in the current proposed location.

NNC Waste Officer

Response dated 7 May 2024

It appears that historically NNC waste team have entered this site and as such will continue to do so in order to collect domestic waste.

5.6 NNC Housing Development Officer

22 February 2024 - comments

Overall, there is an identified need for these homes on the council's housing register "Keyways" and therefore would support this application. Also consider the application site is in a good location for this type of age restricted affordable housing scheme, close to the town centre.

All properties must be built to 'Nationally Described Space Standards' and meet at least Category M4(2) of the Building Regulations, as detailed under policy 30 (c) of the North Northamptonshire Joint Core Strategy.

Additionally, NNC evidence base supports the need for 10% of all new homes to be M4(3)(a) compliant for households who may have or who may develop disabilities. In addition, 10% of all affordable or social rented housing should meet the M4(3) (b) (fully wheelchair accessible) category.

It is understood that all 26 apartments are proposed to be delivered as affordable rent tenure. Recommend that the rent be capped at local housing authority level to ensure that these properties are affordable to those on NNC housing register. This is especially important for these homes, given the age restriction on applicants.

It is pleasing to see the inclusion of two M4 (3) (b) fully wheelchair accessible apartments on the ground floor. All other ground floor units would be required to have level access showers in order to increase accessibility for future occupants.

It is understood that the applicant is a registered housing provider. The council normally requires a Local Lettings Plan to be submitted by registered providers for all affordable schemes of 10 rented homes or more.

Updated comments received 5 November 2024

NNC Housing Development Officer is satisfied with the provision of level access/ low profile shower facilities shown on the amended proposed floor plans.

5.7 Northamptonshire Police

28 February 2024 - comments

Recommended that the applicant was approached to provide meaningful information regarding security and crime prevention. The applicants have provided a 'Crime Assessment' within the appendix; however, this does not contain any details regarding building, car park, grounds, or individual

apartment security. The application fails to demonstrate that the site will meet local and national planning guidance: Policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy seeks to design out antisocial behaviour and crime and reduce the fear of crime through the creation of safe environments that benefit from natural surveillance, defensible spaces and other security measures having regard to the principles of the 'Secured by Design'.

Following submission of updated information, the following comments from Northamptonshire Police were received **25 July 2024**

Northamptonshire police are satisfied with the boundary treatment and landscaping schemes. The details regarding the door entry system are awaited.

Following receipt of updated door entry system, Northamptonshire police reviewed the details and had no further comments to make.

5.8 **Environment Agency**

No objections. Recommend a condition is imposed if any previously unidentified contamination is found during the demolition and re-construction process.

23 April 2024

No comments to make on the amended plans and the recommendation set out in the response from the Environment Agency dated 01 March 2024 is still applicable.

5.9 **Landscape Advisor (Planscape)**

1 March 2024 - comments

Requested an updated Tree survey and Arboricultural Impact Assessment ('AIA') to ensure the trees are adequately protected – requested updates to the overall planting strategy and the imposition of a number of conditions.

Comments to updated plans October 2024

The Arboricultural Impact Assessment and its supporting tree protection plan have been revised and NNC landscape advisor is satisfied with the amended plans and the proposed methods of construction.

Also, the parking arrangement has been amended, providing sufficient space for the proposed hedge, shrubs, and existing trees.

NNC landscape advisor recommends matters raised above can be submitted as part of this application or as part of associated landscape conditions.

Recommended conditions should cover the following:

- Soft landscaping details
- A Arboricultural Method Statement
- A Landscape Management Plan

- Timescale for the implementation of the landscaping

**5.10 NNC Landscape and Tree Officer
27 June 2024 comments**

A considerable amount of new planting is shown with the landscape strategy plan which is good. Landscape comments have been provided by the landscape advisor which are supported.

An arboricultural report has been provided but more work is required as noted already, namely an arboricultural method statement.

My foremost concern is the wellbeing of the two very important oak trees which are growing within the highway. The proposed car parking area at the front extends right up to the highway at one point. Although there is apparently not a major incursion into the root protection area there would be a considerable increase in hard surface. Block paving does not sit well with tree roots, and would recommend that more thought needs to be given to this, even reinforced grass. A robust tree protection condition should be provided and an arboricultural method statement. The existing trees and shrubs within the site are of mixed quality and condition - from west to east along the north boundary a dead holly, a clipped box, a cut back Laburnum, a larger box (not in the best condition) another holly, a dead hawthorn, and a small rowan.

**5.11 Senior Built Heritage Advisor (Place Services)
Comments 14 March 2024**

In 1992, Southwood House was recorded by Historic England (then English Heritage) as part of their 'Hospitals Project' but this did not lead to the building being listed. However, whilst Southwood House is not considered to be of national significance, it is undoubtedly of local importance. An assessment has been undertaken to determine whether Southwood House should be considered as a non-designated heritage asset. The Local Planning Authority does not have a Local List, however, there are a number of processes through which non-designated heritage assets may be identified, including as part of the decision-making process on planning applications (PPG: Paragraph: 040 Reference ID: 18a-040-20190723).

Based on the assessment, it is the Senior Built Heritage Advisor's view that Southwood House should be considered a non-designated heritage asset by reason of its rarity, architectural and artistic interest, historic interest, and communal associations. As such, Paragraph 209 of the National Planning Policy Framework ('NPPF') is relevant in the context of the current planning application.

It should be noted that there are a few later extensions and additions which do not contribute to the special interest of the non-designated heritage asset.

Second Response Received 22 October 2024

The proposals would result in the wholesale loss of the non-designated heritage asset ('NDHA').

Should the Local Planning Authority, via the planning balance, determine that the benefits outweigh the harm arising from the loss of the Non-Designated Heritage Asset it is recommended that conditions requiring a programme of historic building recording are imposed.

**5.12 NNC Lead Local Flood Authority
15 March 2024 response**

There is insufficient information available to comment on the acceptability of the proposed surface water drainage scheme for the proposed development.

Response dated 7 May (following submission of additional information)

Having reviewed the applicants' submitted details - advised that there is sufficient information available to comment on the acceptability of the proposed surface water drainage scheme for the proposed development.

5.13 NNC Environmental Protection Officer (Contamination)

Having reviewed the submitted 'Phase 2 Geo-environmental Report' would recommend a condition is imposed relating to the management of contamination.

5.14 NNC Northamptonshire Archaeological Advisor

The proposed development will result in the total loss of a non-designated heritage asset. If the loss cannot be avoided, it does not represent an over-riding constraint to development provided that adequate provision is made for the investigation and recording of the asset in advance of its loss. To secure recommends a condition is imposed for a programme of archaeological work as recommended above and in line with paragraph 211 of the NPPF.

5.15 Northamptonshire Fire Service

The initial comments in relation to access were that the path down the side could be an issue for a large vehicle (fire appliance) due to the overhang of the trees that line the side of the roadway, screening off the neighbouring building.

The sweep path of a fire appliance at the rear corner appears to be very tight. Looking on Google maps, and assuming this area is to be untouched by the development, the proposed space for the appliance to manoeuvre into appears restrictive. The removal of the end bay might be sufficient to make this more accessible.

The access query is predicated upon the assumption of a dry riser installation but is this within the plan or part of advice sought for the proposed design.

If not required, certainly an aspect with the Building Regulations, or installed then access considerations might be different, and as such it might be better to confirm this aspect first.

Inclusion of domestic automatic fire sprinklers would have significant and positive impact to the risk from fire and might be a worthy consideration. The inclusion of these can also have positive impacts to building design under the Building Regulations.

Applicant agents' response to comments:

Regarding the overhang of trees, it is believed the applicant are in their right to trim any part of the hedge/tree/plant that overhangs onto the application site's land. The applicant can maintain trimming.

The swept path analysis document JNP provided has shown that a fire appliance can manoeuvre successfully into and out of Southwood House.

It is believed the floor plans submitted provide dry risers on site which are within close proximity to the access road for accessibility in the event of a fire.

In regard to the sprinkler system, the applicant confirms that these are not required for Southwood House.

5.16 NNC Environmental Protection (Noise and Air Quality)

Is satisfied with the information provided and has no objections to the development but would recommend the following conditions are imposed:

- A Noise mitigation scheme.
- Details of electric vehicle charging points.
- Low NOx Boiler
- A Demolition and Construction Environmental Management Plan.

5.17 Energy and Sustainability Advisor (Climate Integrated Solutions)

The sustainability reports received show a 22.33% to 60.63% carbon reduction over Part L 2021 requirements which is good. Although there is limited room for improvement it would generally be considered a "high" standard.

105 litres per day water usage is committed to, however the details of how this will be achieved should be conditioned for later in the design process.

5.18 NNC Ecological Officer

Having reviewed the updated Preliminary Ecological Assessment, would have the following comments to make on the proposed development.

The baseline condition of the site and its location/connectivity relative to other sites of interest is poor. The Preliminary Ecological Assessment did not find any features or species of note, and the results of the bat surveys in identifying only at best 'moderate' roosting potential for some of the buildings, with no tangible evidence that any roosting has taken place, nor signs of emergence from any of the buildings.

The application was submitted prior to the statutory requirement for Biodiversity Net Gain, at a time during which NNC was seeking enhancements for biodiversity from development but at a level below the 10% uplift now required. The application proposes an increase in biodiversity in excess of the 1% figure that was policy compliant at the time the application submitted. A significant proportion of the gain identified would be through the provision of additional tree/shrub planting. Some questions have been raised regarding whether the site is able to sustain the number of trees indicated, but it is considered that with a suitable condition ensuing after care and maintenance of the trees, the benefit can be secured. It is noted that

many of the species proposed are non-native or horticultural variants on native species. It would be preferable if native species formed a larger proportion of the species indicated and the specimens on the site overall. If further revisions are made to the landscaping proposals, NNC ecological officer would like to see this change incorporated. However, the species mix proposed is not sufficiently poor to warrant a recommendation for refusal at this point.

It is recommended a condition for the aftercare and replacement of trees be imposed if the application is granted planning permission.

There are no protected species or other species of note linked to the site. No reptiles or badgers were found, and the site is sub-optimal. No further measures for enhancement of the site for these species has been proposed. Given the urban character of the site, and the lack of connectivity to other sites, this is considered acceptable.

No hedgehogs were identified as using the site, but enhancement measures (insect 'hotels' and permeable fencing as mitigation for any that may use the site have been proposed and should be incorporated into the landscaping plan or secured by separate condition in relation to ecological enhancements.

Enhancements for breeding birds has been proposed through the addition of nestboxes and arising from the landscaping/planting schedule. These proposals are acceptable and should be added to the landscaping proposals or secured by separate condition in relation to ecological enhancements.

5.19 **NNC Senior Planning Policy Officer**

The following contributions are recommended based on the Open Space: Developer Contributions Supplementary Planning Document and the Sports Provision: Developer Contributions Supplementary Planning Document.

Parks and Gardens

A financial contribution of £35,105.50 is required towards Irchester Country Park wildflower and shrub management project.

Rugby/football/ cricket clubs/venues which host over 55 teams.

A financial contribution of £16,464.44 is required split across 3 sites:

1. Wellingborough Town Rugby Club, who have a current Veterans team with aspirations to develop a Walking Rugby section.
2. Redwell Leisure Centre - They have vibrant Walking Football Sections for both male and females and they also host countywide events.
3. Old Grammarians Sports Association - They have a number of Cricketers within their sections that are within this age bracket.

Indoor Swimming Pools

A financial contribution of £8,203.00 is required towards Waendel Leisure Centre who deliver older adult swimming sessions.

Indoor Sports Halls

A financial contribution of £6,825 Redwell Leisure Centre who deliver Forever Active sessions.

5.20 Northamptonshire Integrated Care Board

Northants Integrated Care Board are not seeking a financial S106 contribution toward healthcare infrastructure from the application.

5.21 NNC Development Management Officer (planning obligations)

Whilst it is a major development it would only result in a net increase of 4 units above the existing capacity of the site, which would fall below our threshold for securing library contributions (and no education contributions would be necessary in any case due to the age restriction on future occupants).

5.22 Wellingborough Civic Society (response dated 7 March 2024)

This building as the old Cottage Hospital is a feature in the town and owned by its people. Many operations were performed here. No thought has gone into restoring part of building which could be used as a minor accident unit which the town desperately needs. A reduction in the number of units could cater for this and reduce the number of cars that need to park on site. All units are single person, and all could have cars causing congestion, further to this there is only one entrance at the site which also acts as an exit on a very busy road opposite a school. The Wellingborough Civic Society are appalled that the Council have no regard to its old buildings and lack of a minor accident unit. Three new estates are being built putting a burden on the three main hospitals in the county. Still think it is of no concern to our councillors what the people of Wellingborough want. This is another missed opportunity.

5.23 NNC Commissioning Manager

The commissioners for both working age adults and those 65 and over are already aware of the current new build of Greatwell Homes Extra Care provision on Hearndon Road (57 units) and equally the Glenvale Park development of 53 units.

It is considered that the planning associated with The Doddington Road site would not pose any cause for concern as an additional increase in a further 26 units, namely attracting a differing target audience to that of the other 2 sites.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019 with updates in 2021)

6.3 North Northamptonshire Joint Core Strategy – Part 1 of the local plan ('JCS')

Policies:

- 1 (presumption in favour of sustainable development)
- 2 (historic environment)
- 3 (landscape character)
- 4 (biodiversity and geodiversity)
- 5 (water environment, resources and flood risk management)
- 6 (development on brownfield land and land affected by contamination)
- 7 (community services and facilities)
- 8 (North Northamptonshire place shaping principles)
- 9 (sustainable buildings and allowable solutions)
- 10 (provision of infrastructure)
- 11 (network of urban and rural areas)
- 28 (housing requirements and strategic opportunities)
- 29 (distribution of new homes)
- 30 (housing mix and tenure)

6.4 **Plan for the Borough of Wellingborough – Part 2 of the local plan ('PBW')**

Policies

Policy H4 (Retirement Housing, Supported Housing and Care Homes)

Policy GI 4 (Enhancement and Provision of Open Space)

Policy GI 5 (Enhancement and Provision of Sports and Recreation facilities)

Other Relevant Documents:

Sustainable Design Supplementary Planning Document (2009)

Biodiversity Supplementary Planning Document (2015)

Planning Out Crime in Northamptonshire Supplementary Planning Guidance (2004)

Upper Nene Valley Gravel Pits SPA Supplementary Planning Document (2015)

Northamptonshire Parking Standards Supplementary Planning Document (2016)

Air Quality and Emissions Mitigations Supplementary Planning Document (2020)

7. Evaluation

The key issues for consideration are:

- principle of development and material considerations.
- design, layout and the effect on the character and appearance of the surrounding area.
- heritage assets.
- archaeology.
- landscape character and visual amenity.
- flood risk and surface water drainage.
- foul sewage.
- noise:
- air quality.
- biodiversity.
- the Upper Nene Valley Special Protection Area.

- living conditions of future occupiers (compliance with national space standard, national accessibility standards).
- living conditions of the neighbouring occupiers.
- housing mix.
- affordable housing
- effect/impact on highway safety in relation to the proposed access arrangement and parking provision.
- contamination.
- crime and disorder.
- adequacy of the planning obligations to secure community benefits and mitigate existing infrastructure.
- conditions
- The Planning Balance

7.1 **Principle of Development and material considerations**

7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that: “If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.”

7.1.2 Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF (particularly Paragraphs 7-11).

7.1.3 In addition to the specific NPPF requirements set out above, paragraph 137 states that ‘Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot’

7.1.4 A pre-application enquiry request for advice to be provided by the local planning authority was submitted by the applicants in February 2023 and assigned reference NWP/23/00023/ PREF. The pre-application scheme proposed the demolition of the existing building and the construction of a residential accommodation development exclusively for people over the age of 55. This iteration of the development subject to this current application has sought to respond to the feedback received from NNC in a letter dated 18.04.2023 on the pre-application enquiry.

Public Consultation by Applicants

7.1.5 The Planning Statement accompanying the application has set out the details of the public consultation event held by the applicants, that took place on November 28, 2022, between the hours of 14:00 and 18:20. Residents from the local area were invited to the public consultation event through an invitation that was hand delivered to approximately 75 properties with site

notices also put up around the site. An invitation was also posted on the notice board at Shaftsbury House. The event took place at Shaftsbury House with 28 members of the public recorded as attending. During the event 8 questionnaires were received.

- 7.1.6 Policy 11 of the JCS at Part 1(a) states that the Growth Towns will be the focus for infrastructure investment and higher order facilities to support major employment, housing, retail, and leisure development. The site is located within the growth town of Wellingborough and therefore the principle of the proposed residential development is supported in his location.
- 7.1.7 Policy 6 of the JCS seeks to maximise the delivery of development through the reuse of suitable previously developed land and buildings within urban areas. The proposed development would result the reuse a previously developed site in the growth town of Wellingborough, an established urban area.
- 7.1.8 Policy 29 of the JCS sets out that 'housing will be accommodated in line with the Spatial Strategy with a strong focus at the "Growth Towns" as the most sustainable locations for development, followed by the Market Towns. Provision will be made for new housing as set out at table 5.
- 7.1.9 The re-use of suitable previously developed land and buildings in the 'Growth Towns' and the 'Market Towns' will be encouraged'.
- 7.1.10 The application site is located within the settlement of Wellingborough which is identified in the JCS as a 'Growth Town'. The housing requirement in the plan period between 2011-20 31 requires 5,750 dwellings to be delivered in the 'Growth Town' of Wellingborough.
- 7.1.11 To create sustainable, inclusive and mixed communities the housing requirements set out in policies 28 and 29 of the JCS should deliver a mix of housing based on the current and future demographic trends, market trends and the needs of different groups in the community.
- 7.1.12 Policy 30 (f) of the JCS sets out the overall approach that will be taken in considering the size and tenure of new housing and in encouraging development to meet the needs of inclusive communities including the provision of market and affordable housing to meet the specialised requirements of older households including designated, sheltered and extra care accommodation and other attractive housing options to enable older households to downsize to smaller accommodation.
- 7.1.13 Policy H4 of the PBW states that retirement housing, supported housing and care homes will be supported if retirement housing and supported housing schemes have good access to local facilities and public transport routes and that care homes have good access to public transport routes.
- 7.1.14 Paragraph 61 of the NPPF states that 'to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed'.

- 7.1.15 Paragraph 63 of the NPPF seeks the establishment of the need, the size and tenure of housing needed for different groups in the community which includes but is not limited to for older people, including those who require retirement housing or housing with care.
- 7.1.16 NNC Commissioning, Quality & Outcomes Manager is currently working with Greatwell Homes on a 57-unit Independent Living Scheme (formerly known as Extra Care) for people over the age of 55 at the former Hearnden Court, Henshaw Road, Wellingborough, which was granted planning permission under reference WP/20/00526/FUL on 6 February 2023 and is due to be completed in the spring of 2026. This provision is dedicated to all social rent applicants. NNC Commissioning, Quality & Outcomes Manager is aware and supportive of the development of 53 units market dwellings for over 55's by McCarthy and Stone on parcel R3, Glenvale Park currently pending consideration under reference NW/24/00589/FUL.
- 7.1.17 NNC Commissioning, Quality & Outcomes Manager considers that the proposed development on The Doddington Road site would not pose any cause for concern as an additional increase in a further 26 units, namely attracting a differing target audience to that of the other 2 sites, at Hearnden Court and on parcel R3, Glenvale Park.
- 7.1.18 NNC Commissioning, Quality & Outcomes Manager has advised that the provision of an additional 26 further social units for over 55's would be seen as complementary and beneficial by meeting the accommodation needs of the wider population outside of the cohort of individuals who would require a social rent solution.
- 7.1.19 The benefits of these additional units would be in line with:
- 7.1.20 Firstly, North Northamptonshire's Adult Social Care focus within the NNC draft housing strategy ensuring that people over the age of 55 have maximum choice in types and offers of accommodation outside of residential care homes, that can support the right of tenure and the continuing of independent living; and,
- 7.1.21 Secondly the proposed scheme would support the forecasted population growth of people ageing in this locality of North Northamptonshire.
- 7.1.22 NNC Commissioning, Quality & Outcomes Manager has provided information collated earlier this year from the 2021 Census data, surrounding independent living future provision in support of this application:
- 7.1.23 North Northamptonshire Population Data Statistics
There are currently 65,357 people over the age of 65 residing in North Northamptonshire equating to 18.1% of the Council's population made up in the following way;-
- Age Population Percentage
Aged 65 to 74 years 36,408 (10.1%)
Aged 75 to 84 years 21,326 (5.9%)

Aged 85 years and over 7,623 (2.1%)

The geographical locations of age 65's and over and the numbers are as follows:

<u>Area</u>	<u>Number of 65+</u>
Corby	10,551
East Northants Rural	6,443
East Northants Urban	13,423
Kettering Rural	5,449
Kettering Urban	13,901
Wellingborough Rural	4,948
Wellingborough Urban	10,642

- 7.1.24 There has been rapid growth in older populations in the last 5 years. Numbers of over 80's have doubled in the last 20 years. Forecasted data indicates that the number of people in North Northamptonshire aged over 75 is projected to increase by 26,700 (53% increase) over the next 20 years, with the over 85 age group increasing by 16,200 (94% increase).
- 7.1.25 Additionally, of the 2021 census projects there will be a 52% increase in the number of individuals with learning disabilities in the next 20 years. In terms of numbers this amounts to an additional 718 ageing people.
- 7.1.26 There are currently 118 individuals with learning disabilities aged 65 and above receiving a commissioned service. With an additional 147 individuals between the ages of 55 and 64.
- 7.1.27 There are currently 627 people within North Northamptonshire aged 65 and over who are autistic. Based on the 2021 Census, there is a projected increase of 51.5% in the number of individuals with autism aged 65+ by 2040.

<u>Location</u>	<u>Increase % in number forecasted at 2040</u>
Corby	59.18%
East Northants	56.12%
Kettering	48.09%
Wellingborough	44.00%

- 7.1.28 NNC Commissioning, Quality & Outcomes Manager has confirmed that alternatives to supported living and residential care homes need to be available as choices for these groups of ageing individuals.
- 7.1.29 Considering these development plan policies and other material considerations set out in the NPPF, the principle of the development would be broadly acceptable as the application site would constitute a previously developed site and will replace the current vacant C2 residential institution use with a C3 residential use for older people (i.e. those persons aged 55 and over).
- 7.1.30 The location of the development is within the Growth Town of Wellingborough. The application site lies near local services, shops and

public transport making it a sustainable location for such a development. The policies in the development plan direct housing for older people to sustainable locations, and it is considered that the delivery of 26 over 55 dwelling units (with an 100% affordable rent tenure) will support the aims of the policies 6, 28, 29 and 30 of the JCS, policy H4 of the PBW and paragraphs 60 and 63 of the NPPF in securing a specialised housing to reflect a mixed community, and on a previously developed site in a sustainable location.

- 7.1.31 The principle of the residential development of this site is therefore considered to be acceptable. However, it is still necessary to review the proposals against the other detailed policies of the development plan and other material considerations.
- 7.1.32 The applicants were asked, during the consideration of the application, to provide further information and explanation as to how the scheme that has been submitted has been arrived at, and what iterations of the design have been considered that might allow for the retention of the cottage hospital building on this site.
- 7.1.33 The applicants have set out in their submitted Planning Statement the various options that have been explored for the redevelopment of the site and an extract from the Planning Statement is set out below which includes a summary of the findings:

Proposal	Issues and Option	Viable/practical
Continued use as a care home	<p>This will require significant partial demolition and rebuild of the older parts of the buildings and the upper floors to bring them up to Care Quality Commission standards.</p> <p>It would lead to much of the internal layout being reconfigured and the loss of any remaining original material. This is likely to require structural reconfiguration making it unviable. However, the exterior could potentially remain, dependent upon the alterations required but it is likely that some changes to door widths etc is required.</p>	Financially Unviable
Re-use of the existing building for another use	Sanctuary is a social housing provider and only provides dwellings and care facilities.	The client has no other practical use for the building other than residential or care. The

	<p>Therefore, the applicant has no other use for the site or building other than the provision of dwellings to meet a specific housing need.</p> <p>Shaftsbury House sits adjacent to the site and is owned and operated by Sanctuary. The residents of Shaftsbury House use paths and land through and surrounding Southwood House for access. For safety, security and access the site is unable to be sold to a third party for redevelopment or reuse at the current time.</p>	<p>sale to a third party is not practical.</p>
<p>Re-use for residential</p>	<p>A feasibility study has been undertaken by two separate architectural practices to explore the possibility of converting the building to residential dwellings either for general affordable need or over 55 accommodations.</p> <p>It is noted that the retention of the building would lead to some apartments failing to meet NDSS with compromised living spaces.</p> <p>The conversion of the existing building would not allow the quantum of dwellings required to meet the housing need identified by Sanctuary and provide a viable proposition for the future. The building would provide a large number of studios and single bedroom occupancy apartments rather than a fully NDSS compliant apartments for two occupants.</p> <p>Additionally, retaining the existing building would mean that M4(3) units could not be provided as the corridors would</p>	<p>Unviable and impractical/undeliverable</p>

	<p>be too narrow and kitchens and bathrooms would be substandard. To comply, there would need to be extensive internal reconfiguration leading to a loss of the building material.</p>	
--	--	--

7.1.34 The applicants have satisfactorily demonstrated that the alternative options for redevelopment of the site that have been explored and are unviable or impractical/undeliverable and therefore the applicants and owner of the site are seeking planning permission for the demolition of the buildings to provide a comprehensive redevelopment of the site for an over 55's housing scheme.

7.1.35 The application is to be considered and assessed on its own merits and will be explored in detail below.

7.2 **Design, layout and the effect on the character and appearance of the surrounding area**

7.2.1 JCS at Policy 8 (d) (i) and (ii) describes the principles that proposed development must take into account with regard to its effect on the character and appearance of an area.

7.2.2 The government at paragraph 135 (a) – (d) of the NPPF attach great importance to the design of built development. It goes on to advise that planning decisions should ensure that development will function well and add to the quality of the overall area; not just for the short term but over the life time of a development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the built environment and landscape setting, while not discouraging appropriate innovation and change; establish or maintain a strong sense of place, using the arrangements of streets, space, building types and materials to create attractive, welcoming and distinctive places to live, work and visit

7.2.3 The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of Planning Practice Guidance and should be read alongside the separate planning practice guidance on design process and tools.

- 7.2.4 The design concept has been set out in the submitted Design and Access Statement and indicates that the building has been developed to fit in with the site's scale and surroundings. The new development will be situated along Doddington Road, and the building line will be set forward of its current line by approximately 5 metres.
- 7.2.5 The proposed residential accommodation includes 2 x M4 (3) 2 Bed 3 persons compliant apartments on the ground floor and an additional 24 M4(2) 1 Bed 2 person units, distributed across both the ground and first floors. The apartments will be arranged within a building with an 'H' shaped configuration. There are provisions for two staircases and a lift inside the building. Additionally, the proposal includes a designated internal area for electric buggies for residents, in a buggy store.
- 7.2.6 The building will feature two types of brick, the primary facing material, is considered to add visual interest to the elevations. Specifically, light multi-red brick will be used for the main body of the building, while dark multi-red brick will be used for the inserted and projected elements. Additionally, a double course of brick soldiers is proposed to be introduced to lintels and the windows would be double-glazed UPVC. Dark grey roof tiles are proposed to be used across the site to ensure that the proposed development sits in harmony with its surroundings.
- 7.2.7 The proposed development will have a height measuring 10.5 metres to the ridge and will be taller than the adjacent building number 47 Doddington Road. The overall height of the building however is acceptable and would be in keeping with the overall character of the area where there are a mix of building designs and styles.
- 7.2.8 The overall design and style of the building along with the hard and soft landscaping that is proposed is considered by NNC landscape officer and landscape advisor to be appropriate for the site and will make a positive contribution to the street scene and the overall character and appearance of the area. It is considered appropriate for a condition requiring samples of the proposed external facing materials to be submitted for approval prior to their first use, to ensure a high-quality development will be delivered.
- 7.2.9 The overall design of the building is appropriate and would make a positive contribution to the immediate and wider street scene and the character and appearance of the area. The proposed development would comply with policy 8 (d) (i) & (ii) of the JCS and advice contained within paragraph 135 (a) – (d) in the NPPF and National Design Guide.

7.3 Landscape character and visual amenity

- 7.3.1 Policy 3 (a), (b) and (e) of the JCS states that development should be located and designed in a way that is sensitive to its landscape setting, retaining and where possible enhancing the distinctive qualities of the landscape character area which it would affect.

- 7.3.2 Policy GI4 of the PBW is clear that, all residential developments of 10 dwellings or more (or 0.3 hectares or more site area should contribute to the provision or enhancement of open space based on the local quality, quantity and accessibility standards set out in table 5.1 to meet the needs generated by the from the development. Financial contributions are being sought and would be secured through planning obligations in a S106 deal agreement for open space enhancements at Irchester Country Park to be provided in accordance with this policy.
- 7.3.3 The Tree Survey and Arboriculture Report (The Report) submitted with the application indicates that a total of 21 individual trees were surveyed. The Report indicates that eight trees will be required to be removed to accommodate the development. Five category C trees because of the location of the new development and a further three due to their structural/physiological condition and being in inappropriate locations. These three trees have been graded as category U trees. The trees have been identified as being of limited quality and will be replaced as part of the landscaping proposals.
- 7.3.4 The Report indicates that the car parking area on the frontage would infringe the theoretical root protection areas of Oak trees numbers T1, T2, T7 & T10 to a limited degree. To minimise any potential impact on those trees, the use of geotechnical surfaces, requiring minimum excavation, is proposed to be utilised within the front parking bays.
- 7.3.5 Tree protection measures for the trees to be retained on the site are set out in the submitted Tree Report and it is recommended that a condition be imposed requiring an Arboricultural Impact Assessment and Method Statement to be produced. The purpose of an Arboricultural Method Statement (AMS) would be to safeguard the retained trees on site during the construction process and sets out the methodology and approach for all proposed works that could affect such trees.
- 7.3.6 Replacement tree planting is to be introduced as part of the landscape strategy scheme. This is to mitigate the loss of existing trees, improve the species diversity and to provide screening and improve the general amenity of the locality.
- 7.3.7 The application was also supported by landscape and boundary treatment plans that have been reviewed by the NNC Landscape Officer and have been amended following on-going dialogue. The landscape strategy along with the proposed boundary treatments are considered by NNC Landscape Officer to be acceptable. NNC Landscape Officer has recommended that conditions should be imposed in relation to the provision of a detailed landscape scheme which will include a planting schedule, full tree protection measures in an Arboricultural Method Statement which must be submitted prior to the commencement of the development and a scheme for the ongoing management and maintenance of the landscaping.
- 7.3.8 In relation to the proposed boundary treatments, the plans propose to incorporate various landscaping and fencing elements, which have been selected and arranged to ensure the privacy, security and the overall visual

amenity of the site. Automated entrance gates are proposed along the northeastern edge of the site to enhance the security measures for the residents. In addition, vertical railing elements have been installed along the south and southwest boundaries of the site.

- 7.3.9 The proposed private patio areas have been provided with vertical railing bars to delineate the boundaries between the private and semi-private spaces. This design feature would enhance the sense of security for future residents.
- 7.3.10 The proposed landscape strategy and tree protection measures are considered by NNC landscape officer and landscape advisor to be appropriate and subject to the conditions in relation to a detailed landscape scheme which will include a planting schedule, tree protection measures and a scheme for the ongoing management and maintenance of the landscaping. the proposed development is acceptable and would accord with policy 3 (a), (b) and (e) of the JCS.

7.4 **Sustainability**

- 7.4.1 Policy 9 of the JCS is clear that development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions.
- 7.4.2 Part 1 of the policy is not relevant to this proposal as it relates to non-residential development.
- 7.4.3 Part 2 of the policy states that. The layout and design of sites, buildings and associated landscaping should:
- (a) Maximise the use of passive solar design to address heating and cooling; and
 - (b) Where technically feasible, enable access to or provision of decentralised energy networks, or safeguard future opportunities to do so without major disruption.
- 7.4.4 The applicants have submitted an Energy and Sustainability Statement in support of the application, which sets out what the approach for the Southwood House residential development has been to embed sustainability into the heart of the development through a range of design measures based on the 'Be Lean, Be Clean, Be Green' design hierarchy. Measures include:
- 1) Enhanced building fabric to meet the new Building Regulation ADL1 2021 (15/06/2021).
 - 2) Enhanced air tightness and thermal bridging.
 - 3) Efficient system 4 continuous mechanical ventilation with heat recovery system will be provided to all apartments.
 - 4) Heating to all apartments will be provided by efficient direct electric panel heaters.
 - 5) Hot water to all apartments will be provided by highly efficient heat pumps.

6) Efficient lighting strategy primarily using LED type fittings.

- 7.4.5 The development has been provided with energy savings using passive improvement measures such as improved energy efficiency. The use of electric panel heaters for space heating and heat pumps for hot water in the dwellings would achieve the necessary levels of carbon reduction.
- 7.4.6 The proposed development will be fitted with a water meter and units will incorporate water saving and efficiency measures. It is suggested that the water appliance usage will meet the 105 litre per day set by policy 9 of the JCS. Internal water consumption will be reduced using low flush/ flow appliances. This will include appliances such as aerated and flow regulated taps, low-flow showers, and dual flush toilets, where practicable.
- 7.4.7 Consideration has been given to adopting a centralised or decentralised energy strategy. A decentralised energy option would typically be an energy centre distributing heat, hot water, and electricity to the development from a single source either as a District Heating Network or Combined Heating Network. This typically would include boilers and a Combined Heat Pump type unit or district heat pumps, sized to provide the whole development. Sometimes multiple energy centres are used to split the loads, provide resilience and to serve different buildings. The applicants have indicated following a query from the NNC independently appointed Energy Consultant that the proposed heating and hot water demand from the development of 26 dwellings is not of sufficient size to justify a District Heating Network or Combined Heating Network.
- 7.4.8 The applicants were asked to provide some further justification and information regarding the carbon reduction that would be achieved, the use of passive solar design and justification for the lack of communal heating. A written response was received from the applicants on 8 September 2024, which stated the following:
- 7.4.9 The current energy strategy is predicted to reduce CO2 emissions by 61% compared to current Building Regulations' targets. The proposal achieves a 98% CO2 emission reduction compared to North Northamptonshire's Energy Policy.

1. Orientation and Layout

- The building is orientated northeast to southwest. This maximizes exposure to sunlight by orienting the building so that the longest side faces south.

2. Window Placement and Design

- Large windows are positioned on the south side to capture maximum solar heat during the winter.
- The scheme is proposing High-Performance Windows with low emissivity coatings.
- The scheme is using glazing with appropriate solar transmittance values to optimise solar gain.

- Many of the flats incorporate overhangs via balconies pergolas, which act as a shading device to prevent overheating in summer while allowing low-angle winter sunlight to enter.

3. Thermal Mass

- Materials with a medium / high thermal mass, like concrete, brick, or stone, absorb and store heat during the day and release it at night.
- The scheme integrates thermal mass strategically in floors, walls, or other structural elements to moderate indoor temperatures.

4. Insulation and Air Sealing

- High levels of insulation are proposed for walls, roofs, and floors to minimize heat loss.
- The building envelope is well-sealed to prevent drafts and heat leakage with low air tightness.

5. Natural Ventilation

- The scheme will be provided with natural openable windows to assist with purge ventilation and occupier comfort.
- Method of Ventilation for Heat Recovery is proposed to provide heat recovery to every apartment and assist with health and wellbeing. A summer bypass facility is provided to assist with thermal comfort during maximum summertime temperatures.
- Party walls are fully filled to prevent thermal bypass from the stack effect.

6. Daylighting

- Window placement is optimized to maximize natural light, reducing the need for artificial lighting.

7. Landscaping and Surroundings

- Planting of deciduous trees on the south side could provide shade in summer and allow sunlight in winter.
- Use of evergreen trees or other barriers can be used to block cold winter winds, reducing heating demands.

8. Building Shape and Size

- A compact building shape reduces surface area and, thus, heat loss.
- In apartment blocks, shared walls between units helps reduce heat loss and gain, increasing overall efficiency.

9. Sustainable Materials and Design

- Use of sustainable and low-embodied energy materials will be considered to minimize environmental impact.

- 7.4.10 This update was reviewed by the NNC independently appointed Energy Consultant who has confirmed that the measures are satisfactory. In relation to the lack of communal heating, the applicants have provided sufficient justification which explains that a dedicated centralised system would require a smaller number of units to be provided and that it would have potential for inefficiency. There were also issues raised that where residents are dependent on a single system for heating and hot water, if the system encounters an issue, then it can disrupt the service for all residents.
- 7.4.11 The sustainability and energy efficiency measures that are proposed are considered by NNC independently appointed Energy Consultant acceptable and proportionate to the scale of development proposed and comply with policy 9 of the JCS. The overall design approach that has been taken complies with the requirements of part 2(a) of policy 9 of the JCS ensuring efficiencies through the overall design the building. In relation to part 2(b) of policy 9 of the JCS the applicant has provided sufficient information and justification to demonstrate that a decentralised energy network would not be feasible for this proposal by virtue of its scale. However alternative measures are being used within the buildings design that will ensure an efficient building that will comply with the aims of Policy 9 of the JCS

7.5 **Effect on Heritage Assets**

- 7.5.1 Chapter 16 of the NPPF, 'Conserving and Enhancing the Historic Environment', sets out the Government's planning policies for England and how these are expected to be applied to planning policy and the historic environment.
- 7.5.2 The preservation and enhancement of heritage assets forms an important part of the NPPF and is one of the core planning principles that should be used to underpin plan-making and decision-taking. Paragraph 202 states that heritage assets should be:
- 7.5.3 'Conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'
- 7.5.4 Policy 2 of the JCS is clear that the distinctive North Northamptonshire historic environment will be protected and preserved and where appropriate enhanced. Proposals are assessed against criteria (a) – (e).
- 7.5.5 During the consideration of the application NNC Senior Built Heritage Advisor reviewed the submission and assessed that Southwood House should be considered as a 'non-designated' heritage asset. Paragraph 207 of the NPPF states:
- 'that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'.
- 7.5.6 The applicant has undertaken a Heritage Impact Assessment (HIA) to identify the significance of the building and the impact that the proposed

development would have in relation to the level of harm that would be caused by its loss and the redevelopment of the site.

7.5.7 NNC Senior Built Heritage Advisor in their initial comments on the application provided the following comments:

“Southwood House is an early-twentieth century Cottage Hospital built in a quasi-Arts and Crafts style, with later alterations and extensions.

Cottage Hospitals first emerged in the mid-nineteenth century providing hospital care for patients within their own communities. They were inspired by Dr Albert Napper’s foundation of Cranleigh Village Hospital in Surrey. They were very popular – there were around 300 in 1895 – and were often run on a subscription basis.

The principle of Cottage Hospitals meant they aimed to be as homelike as possible, and were thus domestic in character, but success led to an increase in their size. Some cottage hospitals are a feature of planned developments, while many were built after 1919 as war memorials. Their domestic scale lent itself to the vernacular and Queen Anne Revival and Arts and Crafts styles: many are distinguished compositions.

With changes in health provision in the later twentieth century many smaller cottage hospitals became redundant or, if retained in use, were substantially extended. As a result, many Cottage Hospitals were considered ineligible for listing.

In 1992, Southwood House was recorded by Historic England (then English Heritage) as part of their ‘Hospitals Project’ but this did not lead to the building being listed.

However, whilst Southwood House is not considered to be of national significance, it is undoubtedly of local importance. The following assessment has been undertaken to determine whether Southwood House should be considered as a non-designated heritage asset.

The Local Planning Authority (LPA) does not have a Local List however, there are a number of processes through which non-designated heritage assets may be identified, including as part of the decision-making process on planning applications (PPG: Paragraph: 040 Reference ID: 18a-040-20190723).

As the Local Planning Authority does not have published local list criteria, the criteria in Historic England Advice Note 7 - Local Heritage Listing: Identifying and Conserving Local Heritage (2021) has been utilised.

Asset Type: Cottage Hospital (until 1980s)

Age: 1900–1907. Representative of the later period of construction of Cottage Hospitals.

Rarity: Whilst many Cottage Hospitals in the country have survived (albeit generally altered/ extended) it is understood that Southwood House is the only surviving Cottage Hospital in Wellingborough.

Architectural and Artistic Interest: Built in a quasi-Arts and Crafts style, the principal façade is largely unaltered retaining many historic features and ornamentation (except for modern windows). As such, it is of special architectural and artistic interest.

Group Value: None.

Archaeological Interest: Limited. Provides evidence of early-twentieth development of the area.

Historic Interest: Southwood Hospital is a surviving remnant and physical testament to the Cottage Hospital movement and a period of social change beginning in the mid-nineteenth century. Anecdotal evidence suggests that local events have origins associated with Southwood House. The construction of Southwood House was funded by community donations.

Landmark Status: The principal façade is a prominent and visually attractive element of Doddington Road. Southwood House has strong communal associations.

- 7.5.8 Based on the above assessment, it is the NNC Senior Built Heritage Advisors view that Southwood House should be considered a non-designated heritage asset by reason of its rarity, architectural and artistic interest, historic interest, and communal associations.
- 7.5.9 As such, paragraph 216 of the National Planning Policy Framework (NPPF) is relevant in the context of the current planning application.
- 7.5.10 Paragraph 216 of the NPPF states:
The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.
- 7.5.11 It should be noted that there are a number of later extensions and additions which do not contribute to the special interest of the non-designated heritage asset.
- 7.5.12 Based on the advice received from the NNC Senior Built Heritage Advisor, in order to justify the loss of the non-designated heritage asset it was necessary for the applicant to provide information to:
- establish the significance of Southwood House.
 - assess the harm caused to its significance by the proposal.
 - establish the public benefits from the proposal that would balance the harm to the significance.

7.5.13 The Heritage Impact Assessment was submitted in October 2024 and notes that in the Northamptonshire Historic Environment Record, Southwood House is recorded as Wellingborough Cottage Hospital, Doddington Road (Southwood House) and notes the description as follows:

“Cottage Hospital, Doddington Road. Opened in 1900 with 17 beds. The building for the cottage hospital is still in existence and in use by 'Shaftsbury Housing Association'. The building has a commemorative stone which indicates 'This stone was laid by the most honourable Marquis of Northampton 3rd November 1899'. The mortuary shown on the map of 1926 has subsequently been demolished.”

7.5.14 The NNC Senior Built Heritage Advisor has reviewed the submitted Heritage Impact Assessment and has provided the following additional comments:

“It is agreed that Southwood House, a former Cottage Hospital is a non-designated heritage asset (NDHA), making paragraph 209 of the National Planning Policy Framework (NPPF) relevant.

Paragraph 216 of the NPPF states:

‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

The proposals would result in the wholesale loss of the non-designated heritage asset (NDHA).

Should the Local Planning Authority, via the planning balance, determine that the benefits outweigh the harm arising from the loss of the non-designated heritage asset it is recommended that the following conditions, or similar, be imposed:

-No demolition, conversion or alterations shall commence until a programme of historic building recording commensurate with Historic England “Level 3 Record” as set out in Understanding Historic Buildings, Historic England (2016), has been secured in accordance with a Written Scheme of Investigation (WSI) to be submitted to and approved in writing by the Local Planning Authority.

-No demolition, conversion or alterations shall take place until the satisfactory completion of the recording in accordance with the Written Scheme of Investigation submitted and approved by the local planning authority.

-The applicant will submit a report detailing the results of the recording programme to the Local Planning Authority for written approval and confirm the deposition of the archive to an appropriate depository as identified and agreed in the Written Scheme of Investigation. This shall be done within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance in writing by the Local Planning Authority.

With regards to the proposed apartment block and associated works, regard should be given to paragraph 203(f) of the NPPF, which requires local planning authorities to take account of ‘the desirability of new development making a positive contribution to local character and distinctiveness.’

- 7.5.15 The planning balance for the proposed development is considered in more detail at section 9 of this report, setting out the benefits of the proposal, against the wholesale loss of the non-designated heritage asset.

7.6 **Archaeology**

- 7.6.1 JCS Policy 2 (d) requires that where proposals would result in the unavoidable and justifiable loss of archaeological remains, provision should be made for recording and the production of a suitable archive and report.

- 7.6.2 With regards the NPPF, Section 16 sets out Government advice on conserving and enhancing the historic environment and in particular paragraph 207 advises that, “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 7.6.3 The NNC Council Archaeological Advisor has been consulted on this application and has provided the following comments:

“The application site is located to the south of pre-expansion Wellingborough in an historically agricultural area. The building subject to the present application is an early-twentieth century Cottage Hospital built in a quasi-Arts and Crafts style, with later alterations and extensions.

As noted in their response of 14/03/2024, NNC Senior Built Heritage Advisor note that the building retains the many historic features and ornamentation on its principal façade and as such is of special architectural and artistic interest. Its architectural interest and its historic interest as a surviving remnant of the Cottage Hospital movement indicate that the building should be considered a non-designated heritage asset for development control purposes.

Preservation and re-use are usually the best option for historic buildings over their demolition. If the local planning authority are minded approving the proposals in their current form, it is recommended that the building is subject to a programme of historic building recording to Level 2 as defined in

Understanding Historic Buildings (Historic England 2016). This should be undertaken in advance of any works to the building.

The potential for non-designated heritage assets of archaeological interest to survive below ground is low. Therefore, would have no recommendation to make in that respect.

The proposed development will result in the total loss of a non-designated heritage asset. If the loss cannot be avoided, it does not represent an overriding constraint to development provided that adequate provision is made for the investigation and recording of the asset in advance of its loss.”

- 7.6.4 As such, if the application is to be approved, with the planning benefits of the proposal outweighing the total loss of the building, then a condition requiring a building recording to a minimum level 2 defined in Understanding Historic Buildings (Historic England 2016). This should be undertaken in advance of any works to the building.
- 7.6.5 As previously noted in this report, due to the total loss of the non-designated heritage asset the proposed development would conflict with policy 2 (a) of the JCS. However, policy 2 (d) of the JCS does indicate that where a heritage asset will be lost, provision should be made for recording and the production of a suitable archive report.
- 7.6.6 It is considered that weight should be given to the other planning benefits of the proposal which are discussed in more detail in section 9 of this report and that provision would be made via planning conditions for recording and production of a suitable archive and report in accordance with policy 2 (d) of the JCS. As the NNC Archaeological Advisor would be the consultee responsible for confirming the acceptability of the Historic building recording condition, it is recommended that the wording requested by NNC Archaeological Advisor is used, but that a level 3 recording as requested by the NNC Senior Built Heritage Advisor would be the most appropriate.

7.7 Flood risk and Surface Water drainage

- 7.7.1 The JCS at Policy 5 sets out a raft of sub-policies aimed at preventing or reducing flood risk.
- 7.7.2 The NPPF at Section 14 sets out the Government’s views on how the planning system should take into account the risks caused by flooding. The Planning Practice Guidance (‘PPG’) under the chapter entitled ‘Flood risk and Coastal change’ gives detailed advice on how planning can take account of the risks associated with flooding in the application process.
- 7.7.3 The site is in flood zone 1 which is at the lowest risk of flooding. However, due to the scale of the proposed development the applicants have submitted a Flood Risk Assessment and Drainage layouts.
- 7.7.4 The NNC Lead Local Flood Authority have reviewed the submitted surface water details and following the receipt of additional information and clarification have raised no objections, subject to the imposition of conditions

in relation a surface water drainage verification report and a site specific drainage maintenance plan.

- 7.7.5 Subject to the imposition of conditions in relation to a surface water drainage verification report and site-specific drainage maintenance plan the proposed development would comply with policies 5 of the JCS.

7.8 **Foul Drainage**

- 7.8.1 JCS Policy 10 (b) requires new development to minimise increases in the demand for additional/expanded water infrastructure. Whilst Policy 10 (c) states that planning permission will only be granted if it can be demonstrated that there will be sufficient infrastructure capacity provided within an agreed timescale to support and meet all the requirements which arise from the proposed development. Policy 10 (d) continues by saying that the council and developers should work with infrastructure providers to identify viable solutions to deliver infrastructure where appropriate by phasing conditions, the use of interim measures and the provision of co-located facilities.
- 7.8.2 The PPG under the chapter entitled 'water supply, wastewater and water quality' at paragraph 20 provides advice on the particular considerations that apply in areas with inadequate wastewater infrastructure. The PPG explains that if there are concerns regarding the capacity of wastewater infrastructure, applicants will be asked to provide information as to how wastewater will be dealt with. The PPG goes on to provide advice on a number of scenarios regarding the preference to connect to the public sewerage system and the acceptable alternatives.
- 7.8.3 The Environment Agency have advised that in relation to the application site connecting to Broadholme Water Recycling Centre, the evidence available demonstrates that Broadholme Water Recycling Centre is near its permitted limits and has exceeded its permitted dry weather flow limits for 5 out of the past 5 years. Additional flows could lead to the Broadholme Water Recycling Centre exceeding its permit limits, which could cause pollution to the Swanspool Brook (GB105032045070). Anglian Water Services is legally obliged to operate within permit limits and the Environment Agency will take all necessary action to ensure that the receiving watercourse is protected.
- 7.8.4 Anglian Water have been consulted on the application and have confirmed that the foul drainage from this development is in the catchment of Broadholme Water Recycling Centre that they will have available capacity for these flows. They have not requested that any conditions are imposed on the application in relation to foul drainage but have identified a number of Informatives to be included on any decision that is made, informing the applicants of their obligations in respect of connections to the required foul and surface water infrastructure.
- 7.8.5 Subject to the imposition of the Informatives recommended by Anglian Water Services, the proposed development comply with policy 10 (b), (c) and (d) of the JCS.

7.9 **Noise**

- 7.9.1 To ensure quality of life and safer and healthier communities the JCS at Policy 8 (e) (ii) states that new development should be prevented from contributing to or being adversely affected by unacceptable levels of noise. Chapter 15 of the NPPF gives advice on how local planning authorities should prevent new development from being adversely affected by unacceptable levels of noise pollution. The NPPF further advises that decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.
- 7.9.2 The application has accompanied by a Noise Impact Assessment which assesses the potential impact of existing noise sources and the potential impact upon the future occupiers of the residential development. The assessment includes recommendations for the building envelope design of the proposed apartments to control noise intrusion, and it is predicted in the assessment that the recommended mitigation will ensure the development meets the noise levels recommended in BS8233.
- 7.9.3 The report and its recommendations have been reviewed by the NNC environmental protection officer (noise and air quality) who has confirmed that the assessment and recommendations are acceptable. The NNC environmental protection officer (noise and air quality) has recommended a number of conditions are imposed to ensure that the quality of life for future occupiers is not unacceptably impacted by noise.
- 7.9.4 In relation to the noise generated during the demolition and construction phase, it is acknowledged that this will cause some noise disturbance to the occupiers of nearby residential occupiers, and this has been raised as a concern during the consultation period. However, the noise and disruption will be temporary for the life of the demolition and construction phases only. The NNC environmental protection officer (noise and air quality) has recommended a condition be imposed requiring a Construction and Demolition Management Plan for the demolition and construction processes. It is expected that this will include working hours for demolition and construction which would accord with the considerate contractor's scheme, to ensure there is the minimum disruption to occupiers of nearby residential properties.
- 7.9.5 Comments were received from local objectors raising concerns about possible disruption from noise in relation to children at the Wrenn school and people visiting the Doddington Road cemetery. Whilst these comments are noted, it is not considered that the use of the site as a residential use in an established residential area is likely to give rise to any unacceptable impacts upon these existing uses. Whilst there may be some noise associated with the demolition and construction stages of the development, this will be temporary, and the NNC environmental protection officer (noise and air quality) has requested a condition requiring the submission of a Construction and Demolition Management Plan which will control the hours of works (in accordance with the considerate contractors requirements) and how noise will be managed on site.

- 7.9.6 In addition to this requested condition, the Council's Environmental Protection service has powers to deal with any unacceptable noise caused by building works as necessary under the provisions of the Environmental Protection Act 1990 and it has published a leaflet entitled 'considerate contractor advice note'.
- 7.9.7 Subject to the imposition of conditions in relation to noise mitigation for future occupiers and a demolition and construction environmental management plan the proposed development would accord with policy 8 (e) (i) or (ii) of the Joint Core Strategy and guidance in the chapter 15 of the NPPF and PPG in relation to noise.
- 7.10 **Air quality**
- 7.10.1 The JCS at Policy 8 amongst other things, requires development not to result in an unacceptable impact on neighbours by reason of pollution.
- 7.10.2 To ensure quality of life and safer and healthier communities the JCS at Policy 8 (e) (i) requires development not to have an unacceptable impact on amenities by reason of pollution, whilst Policy 8 (e) (ii) goes further by stating that both new and existing development should be prevented from contributing to or being adversely affected by unacceptable levels of air pollution.
- 7.10.3 Chapter 15 of the NPPF offers broad advice on how local planning authorities should prevent both existing and new development from being adversely affected by unacceptable levels of air pollution.
- 7.10.4 The PPG at paragraph 001 Reference ID: 32-001-20191101 revision date 01.11.2019 states that 'It is important that the potential impact of new development on air quality is taken into account in planning where the national assessment indicates that relevant limits have been exceeded or are near the limit'. The guidance goes on to explain the implications for local authorities if national objectives are not met which this will include measures in pursuit of the objectives which could have implications for planning.
- 7.10.5 The East Midlands region is looking to minimise the cumulative impact on local air quality that ongoing development has rather than looking at significance.
- 7.10.6 The application has been submitted with an Air Quality Assessment which has considered the air quality impacts as a result of fugitive dust emissions during construction and road traffic exhaust emissions associated with vehicles travelling to and from the site during the operation of the proposed use. The report determines that there is the potential for fugitive dust emissions to occur as a result of construction phase activities. The development also has the potential to increase concentrations of NO₂, PM₁₀ and PM_{2.5} because of road traffic exhaust emissions associated with vehicles travelling to and from the site during the operational phase. However potential air quality impacts associated with the operational phase road vehicle exhaust emissions are predicted to be insignificant.

- 7.10.7 The report submitted with the application has identified a number of sensitive receptors within 350 metres of the site boundary and as such, mitigation for dust generation have been set out in the submitted report for both demolition and construction phases and operational phases of the proposed development. The submitted information has been reviewed by the NNC environmental protection officer (noise and air quality) who has confirmed that they are satisfied with the information that has been provided and have no objections. However, they have recommended conditions in relation to air quality are imposed on any permission that may be granted for the proposed development, requiring the submission of a Demolition and Construction Management Plan and the provision of electric vehicle charging points.
- 7.10.8 The plans show that a total of 23 electric car charging points will be included in the application. It is recommended that a condition is imposed ensuring they are provided prior to the first occupation of the development.
- 7.10.9 Subject to the imposition a condition in relation to details of the electric vehicles charging points and the submission of a demolition and construction environmental management plan, the proposed development would comply with policy 8 (e) (i) & (ii) of the JCS and guidance in chapter 15 the NPPF in relation to air quality and the Air Quality SPD.

7.11 **Biodiversity**

- 7.11.1 Section 40 of the Natural Environment and Rural Communities Act 2006, under the heading 'duty to conserve and enhance biodiversity' states that "every public authority must, consider what action the authority can properly take, consistently with the proper exercise of its functions, to further the general biodiversity objective of conserving and enhancing biodiversity' .
- 7.11.2 The JCS at Policy 4 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
- 7.11.3 The NPPF at Section 15 'Habitat and Biodiversity subheading' sets out Government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity.
- 7.11.4 The application has been submitted with an Ecological Assessment. The assessment noted that the site is dominated largely by hardstanding and buildings associated with the supported living facility. Small sections of modified grassland with oriental shrub planting are present within the site boundary. Based on the data collected on site and from local records, it is anticipated that the impacts on species and habitats identified in the report can be avoided, mitigated or enhanced.
- 7.11.5 A Biodiversity Net Gain metric has been submitted that shows a net biodiversity gain can be achieved on the site and can be delivered through a suitable landscape design to be managed and maintained over the long term. The biodiversity net gain for the site is 1.8%.

- 7.11.6 The preliminary ecological appraisal recommends a condition requiring the preparation and submission of a Landscape and Ecological Management Plan (LEMP) setting out how the detailed landscape design achieves Biodiversity Net Gain for habitats and hedgerows and the appropriate measures to manage and monitor the proposed habitat over the long term. It is recommended that this condition is therefore imposed and has been included in the conditions section of this report.
- 7.11.7 The NNC Ecological officer has reviewed the updated Preliminary Ecological Assessment and made the following comments on the proposed development in relation to biodiversity net gain, landscaping, the effects of the development on protected species and ecological enhancements.

‘The baseline condition of the site and its location/connectivity relative to other sites of interest is poor. The Preliminary Ecological Assessment did not find any features or species of particular note, and the results of the bat surveys in identifying only at best ‘moderate’ roosting potential for some of the buildings, with no tangible evidence that any roosting has taken place, nor signs of emergence from any of the buildings.

The application was submitted prior to the statutory requirement for Biodiversity Net Gain, at a time during which NNC was seeking enhancements for biodiversity from development but at a level below the 10% uplift now required. The application proposes an increase in biodiversity in excess of the 1% figure that was policy compliant at the time the application submitted. A significant proportion of the gain identified would be through the provision of additional tree/shrub planting. Some questions have been raised regarding whether the site is able to sustain the number of trees indicated, but it is considered that with a suitable condition ensuing after care and maintenance of the trees, the benefit can be secured. It is noted that many of the species proposed are non-native or horticultural variants on native species. It would be preferable if native species formed a larger proportion of the species indicated and the specimens on the site overall. If further revisions are made to the landscaping proposals, NNC ecological officer would like to see this change incorporated. However, the species mix proposed is not sufficiently poor to warrant a recommendation for refusal at this point.

It is recommended a condition for the aftercare and replacement of trees be imposed if the application is granted planning permission.

There are no protected species or other species of note linked to the site. No reptiles or badgers were found, and the site is sub-optimal. No further measures for enhancement of the site for these species has been proposed. Given the urban character of the site, and the lack of connectivity to other sites, this is considered acceptable.

No hedgehogs were identified as using the site, but enhancement measures (insect ‘hotels’ and permeable fencing as mitigation for any that may use the site have been proposed, and should be incorporated into the landscaping plan or secured by separate condition in relation to ecological enhancements.

Enhancements for breeding birds has been proposed through the addition of nestboxes and arising from the landscaping/planting schedule. These proposals are acceptable and should be added to the landscaping proposals or secured by separate condition in relation to ecological enhancements’.

7.11.8 Subject to conditions in relation to a landscape ecological management plan, ensuring the biodiversity net gain is achieved, and that the mitigation measures identified in the preliminary ecological assessment are provided for in any planning permission, the proposed development is considered to be acceptable and would comply with Policy 4 of the JCS.

7.12 **Effect on the Upper Nene Valley Special Protection Area**

7.12.1 The Upper Nene Valley Gravel Pits Special Protection Area (SPA)/Ramsar site is legally protected by the Conservation of Habitats and Species Regulations 2010 (the 'Habitats Regulations').

7.12.2 Policy 4 of the JCS on biodiversity and geodiversity states that developments likely to have an adverse effect either alone or in-combination on the Upper Nene Valley Gravel Pits Special Protection Area must satisfy the requirements of the Habitat Regulations and avoid or mitigate any impacts identified.

7.12.3 The Upper Nene Valley Gravel Pits Supplementary Planning Document (SPD) has been produced to help local planning authorities, developers and others ensure that development has no adverse effect on the SPA, in accordance with the legal requirements of the Habitats Regulations. The SPD has been developed with Natural England and the RSPB. A Mitigation Strategy adopted as an addendum to the SPA SPD provides further guidance for development within the 3km zone of the SPA and details a specific financial contribution for each new dwelling towards Strategic Access Management and Monitoring (SAMM) to avoid and mitigate impact.

7.12.4 Since these policies were adopted there has been a ruling made by the Court of Justice of the European Union (the CJEU) on the interpretation of the Habitats Directive in the case of People Over Wind and Sweetman vs Coillte Teoranta (ref: C 323/17). This requires development relying on mitigation in relation to the Habitats Regulations to no longer be considered at the screening stage but taken forward and considered at the appropriate assessment stage to inform a decision as whether no adverse effect on site integrity can be ascertained.

7.12.5 A Habitat Regulations Assessment to identify the likely effects of the proposed development on the SPA has been undertaken. It is considered that a planning decision on the merits of the proposed development can be taken as the applicants have agreed to make a payment of **£9,973.86 (£383.61 x 26)** as a financial contribution secured through a S106 legal agreement towards the cost of measures to mitigate the impact of the proposed residential development on the Nene Valley Special Protection Area (SPA) – known as the ‘Strategic Access Management and Monitoring contribution’.

7.12.6 The proposed development would comply with Policy 4 of the JCS and with the requirements of the SPA SPD. The financial contribution secured as a planning obligation through the S106 Agreement will be used for measures to reduce the impacts of the proposed development and allows a conclusion of no adverse effect on the integrity on the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar Site.

7.13 **Housing mix**

7.13.1 Policy 30 (a) (i) of the JCS seeks to ensure that the mix of house types within developments reflects the need to accommodate smaller households with an emphasis on the provision on small and medium sized dwellings (1 to 3 bedroom) including, where appropriate, dwellings designed for older people.

7.13.2 Policy 30 (a) (ii) of the JCS seeks to ensure there would not be an overconcentration of a single type of housing where this would adversely affect the character or infrastructure of the area.

7.13.3 Paragraph 9.28 of the JCS notes that the Social Housing Market Assessment toolkit highlights the issue of 'under-occupation', whereby either through choice or necessity, households live in properties with more bedrooms than they theoretically need. It forecasts that 12,200 older households (aged 65+) will be 'under-occupying' their homes by 2031. Policy 30 (f) of the JCS encourages the provision of attractive housing opportunities to allow these households to down-size to smaller accommodation. This includes the provision of special forms of housing for older people (paragraphs 9.41 and 9.42). Similar advice is contained at paragraphs 61 and 63 of the NPPF.

7.13.4 Policy H4 of the PBW relates to retirement housing, supported housing and care homes and is clear that retirement housing, supported housing and care home will be supported if retirement housing and supported housing schemes have good access to local facilities and public transport routes and that care homes have good access to public transport.

7.13.5 The provision of the over 55's units, which will be 100% affordable rent tenure, will not only add to housing supply and the provision of affordable homes but also serve to assist in providing further housing choice for those looking to downsize but stay within the Wellingborough area, of North Northamptonshire. The proposed development is in a sustainable location, close to a number of local amenities, which will allow future occupiers to access a range of shops, services and public transport facilities in Wellingborough town centre.

7.13.6 The NNC housing development officer was consulted on the application and is supportive of the proposed development. Their comments indicate that overall, there is an identified need for these homes on the Council's Keyways Service and they are therefore in support. The NNC housing development officer has indicated that this is a good location for this type of age restricted affordable housing scheme, close to the Wellingborough town centre. NNC housing development officer is also in support of the provision of two M 4 (3) (b) wheelchair accessible units and requested that all ground floor units have level access showers in order to increase accessibility for future occupants.

7.13.7 Amended floor plans were received from the applicants in relation to the provision of the level access showers. The amended plans have been reviewed by the NNC housing development officer who have confirmed that the floorplans are now acceptable.

7.13.8 The proposed housing mix would comply with policy 30 (a) (i) & (ii) of the JCS and policy H4 of the PBW.

7.14 **National Space Standards**

7.14.1 Policy 30 (b) of the JCS requires the internal floor area of new dwellings to meet the National Space Standards as a minimum.

7.14.2 The plans submitted with the application indicate that the proposed development will comply with the national space standards as follows:

- Proposed Flats: 15 x 1 bedroom 2 persons = 54m²
- Proposed Flats: 09 x 1 bedroom 2 persons = 61m²
- Proposed Flats: 02 x M4(3) 2 bedroom 3 persons = 79 m²

7.14.3 The proposal meets the minimum gross floor and storage set out in the nationally described space standards and the minimum width and floor areas for single and double bedrooms set out in the Technical Standards and would comply with policy 30 (b) of the JCS and the Nationally Described Space Standards.

7.15 **National Accessibility Standards**

7.15.1 Policy 30 (c) of the JCS seeks new dwellings to meet category 2 of the National Accessibility Standards as a minimum.

7.15.2 All units should achieve category M4 (2) of the National Accessibility Standards as a minimum with at least one being wheelchair accessible. The submitted plans indicate that twenty-four flats will achieve a minimum of category M4 (2) with two ground floor flats being M4 (3) wheelchair accessible. The NNC housing development officer has reviewed the proposed development and have confirmed that the mix and layout of the proposed development being provided is acceptable, in relation to compliance with the national accessibility standards. A condition should be imposed to ensure the proposed development would comply with the national accessibility standards as indicated on the submitted plan showing the proportion to meet category M4 (2) and M4 (3) of the building regulations.

7.15.3 Subject to the imposition of a condition requiring the development to comply with the national accessibility standards as indicated on the submitted plan showing the proportion to meet category M4 (2) and M4 (3) of the building regulations the proposed development would comply with policy 30 (c) of the JCS.

7.16 **Affordable Housing**

- 7.16.1 Policy 30 (d) of the JCS on private sector developments of 15 or more (net) dwellings or where the combined gross floor area of dwellings will be greater than 1,500 square metres in the Growth Towns and Market Towns seeks the provision of affordable housing in line with the following targets:
30% of total dwellings in Growth or market towns.
- 7.16.2 The proposed development would provide 100% affordable rent units for the over 55's. The NNC housing development officer has reviewed the submitted application and has confirmed that the proposed development would meet an identified housing need and support of the proposed development.
- 7.16.3 The applicant is a registered housing provider, and it is anticipated that they will manage the running of the proposed development. The Council ordinarily requires a Local Lettings Plan to be submitted by registered housing providers for all affordable schemes of 10 rented homes or more. The NNC housing development officer has requested that the rent be capped at the Local Housing Assessment level to ensure that these properties are affordable to those on the NNC housing register. This is especially important for these homes, given the age restriction on the future occupants.
- 7.16.4 The overall allocation and management of the units will be controlled through planning obligations secured through a S106 legal agreement.
- 7.16.5 Subject to the completion of a S106 legal agreement securing the allocation and management of the units the proposed development would comply with policy 30 (d) of the JCS.

7.17 Living conditions of the neighbouring occupiers

- 7.17.1 The JCS at Policy 8 (e) (i) details policy relating to the protection of amenity of neighbouring occupiers.
- 7.17.2 At Paragraph 135 (f) of the NPPF the Government requires new development to provide 'a high standard of amenity for all existing and future users.
- 7.17.3 The application site is located within an existing residential area with residential development surrounding the site on three sides, and the Doddington Road lies to the front. The spacing and separation distance from the rear of the properties on The Drive to the east measure 35 metres at the closest point and 45 metres at the furthest. On the western side, number 47 Doddington Road is set back from the proposed development by 11 metres at the closest point and 22 metres at the furthest. For the eastern and western sides, the closest elevations are the gable ends of the proposed development which have no windows.
- 7.17.4 The parts of the proposed building which will have windows serving habitable rooms are set back and are at a spacing and separation distance of approximately 40-45 metres to the rear of properties on The Drive and 22 metres to number 47 Doddington Road. The proposed flats on the eastern and western elevations do not have balconies. The proposed spacing and separation distances are acceptable in relation to neighbouring amenities.

- 7.17.5 To the rear, the existing Shaftesbury House which is set on a lower ground level than the proposed development site would retain of spacing and separation distance of 15 metres at the closest point and 24 metres at the furthest. Whilst there will be balconies on this southern elevation of the proposed building, it is considered that a spacing and separation distance of 15 metres to the closest point of the building and 24 metres at the furthest would be an acceptable separation distance and would not have an adverse effect on neighbouring amenities in relation to privacy. At the ground floor the closest units which have habitable rooms will be directly opposite a bin store/plant room. In addition, the habitable rooms at Shaftesbury House at this point are already partially obstructed by an existing outbuilding that will be retained. On balance the relationship between the existing and proposed buildings in relation to overlooking and privacy are considered acceptable.
- 7.17.6 There are no balconies on the eastern and western elevations that would give rise to any unacceptable overlooking or loss of privacy. Whilst there will be windows, it is considered that they are sufficiently set back from the boundaries of the site to not cause any unacceptable overlooking or undue loss of privacy to either the existing residents of the neighbouring properties or the future occupiers of the flats.
- 7.17.7 It is noted that the proposed development will be taller than the current building on the site and will have a ridge height measuring 10.5 metres in height. Whilst this will be taller than the current buildings on the site, it is considered that the proposed building is set sufficiently far back from the boundaries to not have an unacceptable impact upon the outlook or day light that reaches the habitable rooms of the adjacent residential developments. To the west, there are windows on the eastern elevation that serve habitable rooms in the flatted development at number 47 Doddington Road. However, the proposed development will be set back by 11 metres at its closest and 22 metres at its furthest and there will be no windows at the closest point of the scheme. The height of the proposed building would measure 10.5 metres to the ridge and 6.5 metres to the eaves, and the roof would be hipped which assists in reducing the overall bulk and massing of the building.
- 7.17.8 As such, whilst there may be some impact upon these windows, it is not considered, on balance, to be unacceptable for the reasons set out above. With a spacing and separation distance of 11 metres being retained between the application site and number 47 Doddington Road at its closest point, and the use of a hipped roof for this part of the building that projects closest to the adjacent building, the relationship is considered to be acceptable.
- 7.17.9 Other residential development near the site, particularly the dwellings that back onto the Shaftesbury House car park and the houses opposite the site on Doddington Road are far enough away from the proposed development to not be unduly impacted by the proposed development. Whilst there may be some disruption in relation to noise and dust during the demolition and construction phase this will only be for the duration of the demolition works and building phase and will be controlled through the imposition of a condition for a demolition and construction environmental management plan.

7.17.10 Overall, the scale, massing, design and placement of windows and balconies of the proposed development is acceptable and will not result in any unacceptable impacts upon the neighbouring amenities, in relation to day light, privacy and outlook. There may be some impacts from noise and dust on neighbouring amenities during the construction process, this impact can be controlled through a condition requiring a demolition and construction environmental management plan.

7.17.11 Subject to the imposition of condition requiring a demolition and construction management plan the proposed development would comply with policy 8 (e) (i) of the JCS and paragraph 135 (f) of the NPPF.

7.17.12 Matters specifically relating to concerns about noise disruption during construction are addressed in the noise section of this report.

7.18 Highway safety

7.18.1 JCS Policy 8 (b) (i) gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters.

7.18.2 JCS Policy 8 (b) (ii) seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

7.18.3 The application has been submitted with a Transport Statement which has considered the anticipated trips the development is expected to generate and the level of parking that will be required to support the proposals.

7.18.4 The development is expected to generate 4 two-way trips in both the AM and the PM peak travel periods, which has been compared to the 2 two-way trips that were likely to have been generated by the previous use. A net change of 2 additional trips per week per peak period would be the equivalent to one additional vehicle every 30 minutes and therefore was considered by NNC highway engineer to have an imperceptible impact on traffic levels and/or the operation of junctions in the local area.

Access and Pedestrian Access

7.18.5 The site has a single access point for both vehicles and pedestrians, which is situated on Doddington Road. The proposed plan intends to utilise the current vehicular access from Doddington Road to the application site. A vehicular access road runs along the southwestern boundary of the site, passing Southwood House and leading to Shaftesbury House at the rear.

7.18.6 A footpath from the north carpark leads to various entrances to the building along its elevations. The footpath access to the eastern side of the building will be secured via a fob controlled gated access. The residents of Shaftesbury House may also be given fob access to allow them to use this route, and this will be controlled and managed by Southwood House as the owners of both sites. Residents of Shaftesbury House will also be able to use the footpath along the western side of Southwood House, and the hatched section of the road for buggies/mobility scooters will be maintained.

Parking

- 7.18.7 Parking accommodation should be provided in accordance with the Northamptonshire Parking Standards (2016) and satisfy Policy 8 (b) (i) of the JCS.
- 7.18.8 Northamptonshire Parking Standards (2016) requires retirement developments to provide 1 resident parking space per dwelling, plus 0.5 visitor parking space per dwelling. However, in the pre-application consultation, NNC highway engineer advised that they would be looking to see that one resident's parking space to be provided per one-bedroom apartment, two resident's parking spaces per two-bedroom apartment and one visitor space is provided per four apartments. For the proposals of 24 one-bedroom apartments and 2 two-bedroom apartments, this requirement equates to 28 resident spaces and 7 visitor spaces - 35 spaces in total.
- 7.18.9 In total, 34 parking spaces will be dedicated for Southwood House. The parking spaces will be distributed across three locations. A parking court with 13 standard spaces and 6 visitor spaces will be redeveloped at the frontage of the site. A row of 7 parking spaces will be located to the rear of the site, and a further 6 spaces provided to the western side. Two accessible spaces will also be located on the western side closest to the 2 wheelchair accessible flats. The parking spaces for Shaftesbury House will remain unaffected by these proposed works.
- 7.18.10 The spaces will be provided as follows:
- 26 standard resident spaces
 - 2 accessible resident spaces
 - 6 standard visitor spaces
- 7.18.11 The NNC highway engineer has reviewed this formal application submission and have raised no objection to the level of parking proposed noting the minor departure from the standards with a shortfall of 1 visitor space when assessed against the recommended standards. The location of the site close to services and facilities in the town centre of Wellingborough is considered by NNC highway engineer to be a justification for a lesser provision of parking spaces and there are a range of sustainable transport choices available to residents and their visitors.
- 7.18.12 Overall, the proposed development is considered by NNC highway engineer to be acceptable with just a minor departure from the recommended parking standards for retirement developments in relation to visitor parking. The location of the site is close to Wellingborough town centre where there are a range of other transport options within a close proximity of the site which would justify a reduction in the number of visitor parking spaces. The proposed development would comply with policy 8 (b) (i) and (ii) of the JCS.
- 7.18.13 The NNC highway engineer has recommended a condition be imposed requiring a Construction Traffic Management Plan is provided, which will

include details of parking and vehicular access for vehicles involved in construction as well as management of mud on the roads.

- 7.18.14 The submitted plans also show that provision will be made inside the proposed development for the storage of mobility scooter/buggies. Shaftsbury House residents have their own buggy store / shelter. Shaftsbury House residents will be able to use the footpath along the western side of the building, and the electric scooter/buggy access will be maintained via hatched section of the road.
- 7.18.15 The new development will have level access in and out of the site during the construction phase and thereafter once the development is completed. During the construction phase a temporary road will be formed to enable safe access for pedestrians, road users and buggies to Shaftsbury House. This is considered to be an acceptable arrangement during the demolition and construction phases and would comply with policy 8 (b) (i) of the JCS.

7.19 **Contamination**

- 7.19.1 Policy 6 of the JCS states that 'local planning authorities will seek to maximise the delivery of development through the re-use of suitable previously developed land within the urban areas. Where development is intended on a site known or suspected of being contaminated a remediation strategy will be required to manage the contamination. The policy goes on to inform that planning permission will be granted where it can be established that the site can safely and viably be developed with no significant impact on either future users of the development or on ground surface and waters.
- 7.19.2 The NPPF at paragraphs 196 and 197 sets out policies on development involving contaminated land. The Planning Practice Guidance also offers detailed Government advice on this topic.
- 7.19.3 In support of the application the applicants have provided a Phase 2 Geo-Environmental Report. This has been reviewed by the NNC Environmental Protection Officer (Contamination) and the Environment Agency who have raised no objections but have both recommended conditions relating to remediation are imposed on any approval that is given. The condition wording requested by the Environment Agency and the NNC Environmental Protection Officer (contamination) are similar in relation to any unexpected contamination encountered on the site and as such, it is considered that the NNC Environmental Protection Officer (contamination) wording will be used.
- 7.19.4 Subject to the imposition of a condition in relation to unexpected contamination the proposed development would comply with policy 6 of the JCS and advice contained within paragraphs 196 and 197 of the NPPF.

7.20 **Crime and disorder**

- 7.20.1 Section 17 of the Crime and Disorder Act 1998 details the duty of an authority, in the exercise of its functions, to have due regard to the likely

effect of those functions and the need to do all that it reasonably can to prevent:

- a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment);
- (b) the misuse of drugs, alcohol and other substances in its area;
- (c) re-offending in its area; and
- (d) serious violence in its area

7.20.2 The JCS at Policy 8 (e) (iv) sets out the policy requirement for new development to seek to design out crime and disorder and reduce the fear of crime.

7.20.3 The adopted Designing Out Crime Supplementary Planning Guidance ('SPG') gives detailed advice this issue.

7.20.4 The NPPF at Paragraph 135 (f) states that decisions should aim to ensure that developments create safe, inclusive and accessible environments which promote health and wellbeing with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.

7.20.5 Following discussions with Northamptonshire Police, updates to the security features of the site including boundary treatments and the specification of doors and entry systems have been provided. These updated elements have been reviewed by Northamptonshire Police who have confirmed that they have no objection to the proposed development.

7.20.6 It is noted that comments have been received from a local objector in relation to the potential noise and security issues associated with the open and communal garden space. However as noted above, the plans have been reviewed and amended following discussions with Northamptonshire Police, who are satisfied that the arrangements on the site will be satisfactory in relation to security on the site. In addition NNC Council Environmental Protection Officer (noise and air quality) has not raised any concerns in relation to noise associated with the use of the communal gardens by future residents.

7.20.7 The proposed development is considered to be acceptable and would comply with policy 8 (e) (vi) of the JCS, advise contained within paragraph 135 (f) of the NPPF and the adopted Designing Out Crime SPG.

7.21 **Planning obligations and conditions**

7.21.1 The Community Infrastructure Levy Regulations 2010 at Regulation 122 sets out limitations on the use of planning obligations under section 106 of the Town and County Planning Act 1990, as amended, to secure community benefits for a scheme. It applies where a relevant determination is made which results in planning permission being granted for development.

7.21.2 Planning obligations mitigate the impact of unacceptable development to make it acceptable in planning terms. A planning obligation may only

constitute a reason for granting planning permission if it meets the following tests. Is the obligation:

- (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

- 7.21.3 Local planning authorities should ensure that the combined total impact of planning conditions, highway agreements and obligations does not threaten the viability of the sites and scale of development identified in the development plan.
- 7.21.4 The Government repeatedly states in its guidance that obligations must be entirely necessary, and they must be fully justified and evidenced.
- 7.21.5 The NPPF at paragraph 58 states that planning obligations should only be sought where they meet all of the following tests: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. This advice derives from Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010.
- 7.21.6 Policy 7 (a) of the JCS seeks the provision on site where necessary or contributing towards accessible, new or enhanced community services and facilities to meet the needs arising from a development.
- 7.21.7 Policy 10 (a) seeks develop either to make direct provision or contribute towards the provision of infrastructure required by the development either alone or cumulatively with other developments.
- 7.21.8 Policy 10 (c) seeks planning permission to only be granted if it can be demonstrated that there is or will be sufficient infrastructure capacity provided within an agreed timescale to support and meet all the requirements arising from a proposed development.
- 7.21.9 Policy GI4 and GI5 of the PBW require contributions towards the provision of new and enhanced open space and sports facilities.
- 7.21.10 The following contributions are being sought from this proposed development:

Open Space-

The methodology is based on the Open Space: Developer Contributions SPD

Parks and Gardens

A financial contribution of **£35,105.50 (index linked)** is sought to be spent on Irchester Country Park Wildflower and Scrub Management Project

The applicants have agreed in principle to a financial contribution of **£35,105.50 (index linked)** towards an offsite country park and therefore the development would comply with policies 7(a) 10(a) and 10 (c) of the JCS and policy GI4 of the PBW.

Outdoor/Playing pitch sports provision.

The methodology for the calculations is based on the Sports Provision: Developer Contributions SPD and Playing Pitch Calculator and Sport England's Sports Facilities Calculator

Rugby/football/ cricket clubs/venues which host over 55 teams.

A financial contribution of **£16,464.44 (index linked)** is sought to be split across 3 sites:

1. Wellingborough Town Rugby Club, who have a current Veterans team with aspirations to develop a Walking Rugby section.
2. Redwell Leisure Centre - They have vibrant Walking Football Section for both male and females and they also host countywide events.
3. Old Grammarians Sports Association - They have a number of Cricketers within their sections that are within this age bracket.

Indoor Sports Facilities

The Sport England's sports facilities calculator (August 2024) has generated the following:

Swimming Pool

A financial contribution of **£8,203.00 (index linked)** is sought towards Waendel Leisure Centre who deliver older adult swimming sessions.

Indoor Sports Halls

A financial contribution of **£6,825 (index linked)** is sought towards Redwell Leisure Centre who deliver Forever Active sessions.

A total contribution of **£15,028.00 (index linked)** is sought for Indoor sports facilities and **£16,464.44 (index linked)** for outdoor playing pitch sports provision.

The applicants have agreed in principle to a financial contribution of **£31,492.44 (index linked)** towards offsite sports facilities and therefore the development would comply with Policies 7(a) 10(a) and 10 (c) of the JCS and Policy G15 of the PBW.

Strategic Access Management and Monitoring contribution – SPA Mitigation

£9,973.86 (index linked)(£383.61 x 26)

A total contribution of **£9,973.86 (index linked)** is required for Strategic Access Management and Monitoring contribution – SPA Mitigation. The applicants have agreed in principle to this financial contribution and so the development complies with policy 4 of the JCS and the SPA SPD.

Health

Northamptonshire Integrated Care Board will not be seeking financial contributions toward healthcare infrastructure from this application.

Broadband

7.21.11 Policy 10 (e) of the JCS seeks the provision of infrastructure, encourages developers to provide for fast broadband to new buildings (including but not exclusive to housing, commercial, retail or leisure) by partnering with a telecommunications provider or providing on site infrastructure to enable the premises to be directly served.

7.21.12 To help boost fibre broadband connectivity to new developments, an informative is recommended for inclusion in any decision notice, should permission be granted in relation to this application to encourage the provision of broadband for each unit.

7.21.13 Subject to the addition of the above informative the development would comply with Policy 10 (e) of the JCS.

Monitoring Planning Obligations

7.21.14 Local planning authorities can charge a monitoring fee to cover the cost of monitoring and reporting on delivery of that section 106 planning obligation.

7.21.14 Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. Monitoring fees cannot be sought retrospectively for historic agreements. A monitoring fee will be included within any S106 agreement for an officer to monitor each obligation set out within any agreement. The Council's current monitoring fee is £300 per obligation to be monitored (including non-financial obligations).

Agreed Heads of Terms

7.21.15 If the Committee resolves to approve the proposal, as recommended, this will be subject to the completion of an agreement by way of section 106 of the Town & Country Planning Act 1990 (as amended) covering the following heads of terms with the amounts specified above as relevant:

- Affordable housing – the scheme is proposed to be 100% affordable rent for over 55s. Including the eligibility criteria
- Improvements to Irchester Country park Wildflower and Scrub Management Project - **£35,105.50 (index linked)**
- Improvements to playing pitches split between 3 projects **-£16,464.44 (index linked)**
- Improvements for Waendel swimming pool - **£8,203.00 (index linked)**
- Improvements to indoors sports at Redwell Leisure Centre **£6,825 (index linked)**
- SPA mitigation measures **-£9,973.86 (index linked)**
- S106 Monitoring costs **-£300 per obligation** to be monitored (including non-financial obligations).

Indexation

All contributions will be index linked as required.

7.22 **Conditions**

7.22.1 The NPPF at paragraph 58 requires conditions to only be imposed where they are: necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The PPG re-iterates this advice.

7.22.2 It is considered that the recommended heads of terms and the conditions meet the tests set out in the NPPF and the PPG.

8. **Other Matters**

8.1 **Health Impact Assessment** – Paragraph 96 of the NPPF states planning policies and decisions should aim to achieve healthy, inclusive and safe communities and, specifically, criterion c) of this seeks to enable support healthy lives, through both promoting good health and preventing ill-health, and reducing health inequalities between the most and least deprived communities for example, through the provision of safe and accessible green infrastructure, sport facilities, local shops, access to healthier food, It is considered that the proposal will enable many of these aims to be achieved and therefore it is considered acceptable on health impact grounds.

8.2 **External Lighting**

Comments in relation to external lighting have been raised by local residents as a concern. A condition is therefore recommended in relation to any external lighting that might be included in the development, with the details to be approved by the local planning authority prior to their installation.

8.3 **Non material planning consideration**

It is noted that there were a number of comments in relation to the preferred use of the current building. Most commonly suggested was the use of the building as a health facility. Whilst these comments are acknowledged, the local planning authority must consider the application that has been submitted and is before the Council. The submitted application has been assessed against the development plan and other material planning considerations. The possible preferred use of the building is not a material planning consideration.

9. **CONCLUSION/PLANNING BALANCE**

The Planning Balance

9.1 The main consideration for the determination of this application is in relation to the loss of the non-designated heritage asset. The comments from the NNC Senior Built Heritage Advisor as set out in section 7 of the report are noted, and it is acknowledged that there is a high level of local objection to the loss of this non-designated heritage asset. In accordance with paragraph 216 of the NPPF it is necessary to weigh the merits of the application, which directly affects the non-designated heritage asset, with the harm or loss

arising from its redevelopment, having regard to the scale of any harm or loss and the significance of the heritage asset.

9.2 The demolition of the building will result in the total loss of this non designated heritage asset. However, the loss must be balanced against other factors, and the benefits that would arise from the development that would be built in its place. The NPPF is clear at paragraph 8 that sustainable development has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives) The three elements noted in the NPPF are set out below:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

9.3 As noted in the NPPF these elements are interconnected and it is considered that these aims can be achieved through the comprehensive redevelopment of this site. The following section sets out how these strands of sustainable development are provided for on this site and contribute to the overall planning balance for the site.

9.4 Policy H4 of the PBW refers to the growth in older households as the most pressing. The provision of suitable and attractive homes for older households is important in managing the costs of social care (by enabling people to remain in their own homes) and in freeing up 'under occupied' housing (by enabling older people to downsize to more suitable housing). This is supported by advice at paragraphs 61 and 63 of the NPPF.

9.5 The development will deliver affordable housing for the over 55's in a sustainable location close to Wellingborough town centre, which attracts significant weight, boosting housing supply for a group of people with specialist needs; financial contributions are also being sought in relation to the provision of indoor and outdoor sporting facilities and upgraded open space.

- 9.6 The residential use is compatible with the surrounding uses and makes a positive contribution to the street and area, and the site will deliver a modest biodiversity net gain. There would be economic and social gains from the development during construction and occupation of the dwellings thereafter, which are all to be built to a high level of sustainable construction and energy/water efficiency. These are all benefits arising from the proposal.
- 9.7 Paragraph 203 (f) of the NPPF notes that in determining applications, local planning authorities should take account of 'the desirability of new development making a positive contribution to local character and distinctiveness' It is considered that whilst different to the current building design, the overall design of the proposed development will make a positive contribution to the street scene and area and the materials chosen will add to the character of the local building stock.
- 9.8 The JCS at policy 2(d) notes that where loss of historic features or archaeological remains is unavoidable or justified, provision should be made for recording and the production of a suitable archive and report. The "principle of development" section of this report has set out the process that the applicants have gone through to justify the current iteration of the proposed development that has been submitted to the local planning authority for a comprehensive redevelopment of the site. In addition, a condition has been recommended as requested by then NNC Senior Built Heritage Advisor and NNC Archaeological Advisor for a historic building recording to be undertaken prior to any demolition, which would be secured by condition. This would comply with policy 2 (d) and paragraph 218 of the NPPF which states 'that local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'.
- 9.9 The paragraph is clear however that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
- 9.10 It is also material to note that the demolition of the building would currently be possible without the need for planning permission. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the Order') allows for the demolition of all buildings (subject to exceptions) without the need for planning permission. This process is known as prior approval.
- 9.11 Schedule 2, Part 11, Class B of the Order permits any building operation consisting of the demolition of a building. Development is not permitted under certain restrictions and limitations. The Order excludes certain types of uses and development from the provisions:
- Conservation areas
 - Listed Building, certain ecclesiastical buildings or scheduled ancient monuments.
 - Pubs or other drinking establishments
 - Concert halls, theatres, and venues for live music performances.
 - Unsafe/uninhabitable buildings

- Outdoor statues, memorials, or monuments

- 9.12 As Southwood House does not fall under one of these categories and is not statutorily protected by virtue of it being a non-designated heritage asset, the only elements that would be of consideration to the local planning authority should an application for prior approval be forthcoming would be the details of the demolition and site restoration.
- 9.13 It would not be possible through this process for the local planning authority to request a building recording to be undertaken.
- 9.14 However, should planning permission be granted for the demolition that required a historic building recording to be undertaken prior to commencement of development, then then this would override the prior approval process. Article 3 (4) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) specifically states that “Nothing in this Order permits development contrary to any condition imposed by any planning permission granted or deemed to be granted under Part III of the Act otherwise than by this Order”. This provision clearly shows that a planning permission will take primacy and precedence over permitted development rights.
- 9.15 Therefore, whilst the loss of the non-designated heritage asset cannot be mitigated, there are considerable benefits from the comprehensive redevelopment of the site which weigh in favour of the development and can be summarised as follows:
- Comprehensive redevelopment of the site for a residential use
 - Financial contributions for open space and indoor and outdoor sporting facilities
 - 100% affordable rented flats
 - Specialist over 55's housing
 - Sustainable location close to the town centre
 - Brownfield site
 - Biodiversity Net Gain
 - Sustainable construction and energy/water efficiency
 - Economic and social gains during construction and then occupation
- 9.16 It is noted that there have been a number of comments received from local objectors in relation to the preferred use of the building, most commonly as a health facility. However, the application before the local planning authority is for a residential development, as described in the application. The submitted application must therefore be assessed on its own individual merits against the relevant development plan policies for the use that is proposed. As such, a planning decision must be made based on the development being proposed and its compliance with the development plan and other material considerations, as appropriate.
- 9.17 Whilst the total loss of the non-designated heritage asset would be contrary to policy 2 (a) of the JCS which seeks to conserve and where possible enhance the heritage significance of an asset or group of heritage assets in a

manner commensurate to its significance, part (d) of policy 2 of the JCS states that where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report. The conditions recommended by the NNC Senior Built Heritage Advisor and replicated by the NNC Archaeological Advisor requiring a building recording exercise to be undertaken prior to the demolition of the building would meet the aim of this policy.

- 9.18 There are also other material considerations such as the possibility of demolition that weigh in favour of the proposals, along with the other public benefits of the scheme that deliver a scheme that accords with other detailed policies of the development plan and make contributions to open space and leisure facilities.
- 9.19 In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset. This balanced judgement has been undertaken and it is concluded that the considerable benefits of the scheme outweigh the loss of this locally significant building.
- 9.20 In summary the proposed development will result in the total loss of Southwood House, which has been identified through the development management process as being a non-designated heritage asset. Paragraph 216 of the NPPF is clear that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. In this case it is considered that there are considerable benefits being offered by the proposed comprehensive redevelopment of the site that weigh in favour of the application being approved and the proposed development would accord with the development plan policies in all other areas.
- 9.21 There are also other material considerations including the ability for the building to be demolished despite its non-designated heritage status without the need for planning permission.
- 9.22 It is considered that whilst finely balanced, the benefits of the proposal weigh in favour of the scheme and outweigh the impacts that would be caused by the loss of the non-designated heritage asset. The applicants have provided satisfactory justification for why the building cannot be retained and redeveloped for the use they are seeking on the site and consider that demolition and comprehensive redevelopment of the site as the most viable and deliverable option.

10. RECOMMENDATION

That members of the planning committee approve the recommendation listed in paragraph 1 of this report.

11. Conditions

Timing

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development hereby approved shall be carried out in accordance with the following drawings/details:
 - o Location Plan: D100 Rev A (received 26 January 2024)
 - o Car parking Strategy: Drawing D02 Rev D (received 10 December 2024)
 - o Street scene AA and BB: Drawing number: D50 Rev C (Received 22 November 2024)
 - o Floor Plans: Drawing number D02 Rev K (Received 14 November 2024)
 - o Proposed Elevations: Drawing number D10 Rev H (received 5 November 2024)
 - o Boundary Treatments: Drawing number D40 Rev B (received 1 October 2024)
 - o Landscape Strategy: Drawing number D901 Rev J (received 1 October 2024)
 - o Site Layout: Drawing number D01 Rev T (received 1 October 2024)
 - o Roof Plan: Drawing number D05 Rev T (received 1 October 2024)
 - o Existing Block Plan: Drawing number 564-W-002-REV B (received 7 May 2024)
 - o Existing Ground Floor Plan: Drawing number 564-W-010-REV B (received 7 May 2024)
 - o Existing First Floor Plan: Drawing number 564-W-011-REV B (received 7 May 2024)
 - o Fire Swept Path Analysis: Drawing number BR31082-JNP-66-XX-DR-T-7003-PO1(received 22 April 2024)
 - o Drainage Areas: Drawing number BR31082-JNP-92-XX-DR-D-2002-P01 (received 18 April 2024)
 - o Utilities Survey: Drawing number 59715/UG2 (received 26 January 2024)
 - o Topographical Survey: Drawing number 59715-2 (received 26 January 2024)
 - o Swept Path Analysis Refuse Vehicles: Drawing number BR31082-JNP-66-XX-DR-T-7002 (received 26 January 2024)
 - o Estate Car Swept Path Analysis: BR31082-JNP-66-XX-DR-T-7004 (received 26 January 2024)
 - o Existing Impermeable Areas Drainage: Drawing number BR31082-JNP-92-XX-DR-D-2000-P01 (received 26 January 2024)
 - o Fire Strategy Plan: Drawing number D51 Rev Q (received 25 November 2024)
 - o Transport Statement (amended): BR31082-JNP-66-XX-RP-T-1004 (revised 13/11/24) (received 14 November 2024)
 - o Arboricultural Impact assessment Report (prepared by Westside Forestry) (July 2024) (received 1 October 2024)
 - o Planning Statement V2 (September 2024) (received 1 October 2024)
 - o Design and Access Statement Rev E (received 1 October 2024)
 - o Built Heritage Statement prepared by BWB: SHW-BWB-ZZ-XX-RP-LH-0001

(August 2024) (received 1 October 2024)

- o Preliminary Ecological Appraisal (prepared by Harris Lamb): PE0357 (January 2024) Updated October 2024 (received 27 November 2024)
- o Door Entry Specification (amended) (received 6 August 2024)
- o Came Entotec Door Entry Systems with Came KMS Cloud Access Control: APP 39 SALE-SO (August 2023) (received 23 April 2024)
- o Flood Risk Assessment: BR31082-JNP-92-XX-RP-C-1003-P02 (received 18 April 2024)
- o Technical Note (response to LLFA): BR31082/ BR31082-JNP-XX-XX-RP-C-1007 (received 18 April 2024)
- o Final Phase II Geo-Environmental Report: BR31082-JNP-XX-XX-RP-G-1006 P02 (28 March 2024) (received 18 April 2024)
- o Phase I Geoenvironmental Report: BR31082-JNP-XX-XX-RP-G-1001 (December 2022) Received 8 February 2024)
- o Noise Assessment: 13703 01 V1 (received 26 January 2024)
- o Air Quality Assessment: Z60731 (received 26 January 2024)
- o Energy and Sustainability Statement: Z60731 (received 26 January 2024)
- o Email from BM3 (Additional Energy Efficiency Details) (Received 1 October 2024)
- o Email from BM3 (Southwood House - Energy Response) (Received 8 August 2024)

Reason: To ensure that the development is carried out in accordance with the approved plans and will form a satisfactory form of development.

Pre-commencement Conditions

Historic Building Recording

- 3.No development or demolition works affecting the heritage asset shall take place until a programme of historic building recording commensurate with Historic England "Level 3 Record" as set out in Understanding Historic Buildings, Historic England (2016) in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) fieldwork in accordance with the agreed written scheme of investigation.
- (ii) post-fieldwork assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority);
- (iii) completion of post-fieldwork analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Local Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: To ensure that heritage assets are properly examined and recorded, and the results made available, in accordance with policy 2 (d) of the North Northamptonshire Joint Core Strategy and paragraph 218 of the National Planning Policy Framework

Construction Traffic Management Plan

4. Prior to the commencement of any works including demolition taking place on the site a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The works on site shall then accord with the approved Construction Traffic Management Plan. The Construction Traffic Management Plan should provide for:
- o access arrangements and arrangements for the parking of vehicles of site operatives and visitor's full details of a Routing Agreement; including a routing map to be given to all construction traffic drivers.
 - o the days of the week and hours of the day for the site to operate.
 - o loading and unloading of plant and materials.
 - o storage of plant and materials used in constructing the development.
 - o wheel washing facilities and arrangements.
 - o arrangements for dust management including sheeting of vehicles.

Reason: In the interests of safeguarding highway safety and residential amenity in accordance with policy 8 (e) (i) and (ii) 8 (b) (i) of the North Northamptonshire Joint Core Strategy.

Arboricultural Method Statement and Tree Protection

5. No development including demolition shall take place until an Arboricultural Method Statement for the site has been submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented in accordance with the approved details and shall include details of:
- o Site Preparation works
 - o Tree Works Specification
 - o General Site Precautions
 - o Protection Barriers
 - o Phasing of works within the Root Protection Area.
 - o Special surfaces and implementation of hard standing with the Root Protection Area.
 - o Special Working Methods
 - o Services

Reason: To protect significant trees and planting, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with policy 3 (b) and (e) and policy 4 of the North Northamptonshire Joint Core Strategy

Landscape Ecological Management Plan

6. Prior to the commencement of development including demolition a Landscape and Ecological Management Plan covering a biodiversity net gain period of 30 years from the completion of biodiversity enhancement works shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure a net gain in biodiversity in accordance with policy 4 of the North Northamptonshire Joint Core Strategy and the recommendations of the approved Ecological appraisal prepared by Harris Lamb (dated January 2024)

Updated October 2024 (received 27 November 2024).

Levels

7.No development including demolition shall take place until details of the finished floor levels and ground levels of the proposed building on site in relation to the adjoining land and highway and any other changes proposed in the levels on the site (including sections) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details and retained as such thereafter.

Reason: To accord with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy

Demolition Construction Management Plan

8.No development including demolition shall take until a Demolition and Construction Management Plan (DCMP) has been submitted to and approved in writing by the Local Planning Authority. The DCMP must cover the following elements:

A. Dust Mitigation measures to include those summarised in Table 18 of Air Quality Assessment by Energy Counsel (Ref Z60731)

B. A noise and vibration assessment and management scheme undertaken in accordance with procedures detailed in BS 5228:2009+A1:2011-2031 Code of Practice for Noise and Vibration;

C. Control on Construction and Open Sites, BS 6472-1992 Guide to the Evaluation of human exposure to vibration in buildings, and BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration;

D. A dust assessment and management scheme undertaken in accordance with Institute of Air Quality Management (IAQM) Guidance on Assessment of Dust from Demolition & Construction 2011-2031, and Institute of Air Quality Management (IAQM) Guidance on Air Quality Monitoring in the vicinity of Construction & Demolition Sites 2018.

E. The parking and turning of vehicles of site operatives and visitors;

F. loading and unloading of plant and materials;

G. storage of plant and materials used in constructing the development;

H. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

I. details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;

J. wheel washing facilities;

K. measures to control the emission of dust and dirt during demolition and construction;

L. a scheme for waste minimisation and recycling/disposing of waste resulting from the demolition and construction works, which must not include burning on site.

M. design of construction access

N. hours of demolition and construction work

O. control of noise and/or vibration

P. measures to control overspill of light from security lighting.

The approved Demolition and Construction Management Plan shall be adhered to throughout the construction and demolition process.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development accordance with policy 8 (e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

Remediation Options Report

9. Prior to commencement of development on site including demolition, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken, based on the risk assessment reference BR31082-JNP-XX-XX-RP-G-1006 P02, shall be submitted to and approved in writing by the Local Planning Authority. This strategy must be conducted in accordance with the Environment Agency's 'Land Contamination Risk Management (LCRM)' (or any procedures revoking or replacing those procedures). <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

Remediation Compliance

10. The remediation of the site shall be carried out in accordance with the approved remediation strategy to be approved under condition 9. No deviation shall be made from the approved scheme without the express written agreement of the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of the date of commencement of the remediation scheme works.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 6 of the North Northamptonshire Joint

Core Strategy.

Contamination Remediation Verification

11. Following completion of measures identified in the approved contamination remediation strategy a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

Previously Unidentified Contamination

12. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

Prior to Commencement above Slab Level

Noise Compliance and Mitigation

13. Prior to the commencement of any above ground construction works the development, a scheme with details of the building design and construction demonstrating compliance with internal and external noise levels within BS8233:2014 for habitable rooms and private amenity spaces including any mitigation measures (and ventilation and overheating mitigation) required, if necessary, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the amenity of future occupiers of the development in relation to traffic noise and to ensure suitable mitigation measures are provided to accord with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

Soft Landscaping Details

14. Notwithstanding the approved outline landscape strategy for the site shown on Landscape Strategy drawing number D901 Rev J (received 1 October 2024), no development above slab level shall take place until a full and detailed scheme for the soft landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include detailed planting plans; written specifications (including cultivation and other operations

associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities and tree pit details and the provision of insect hotels.

The approved scheme of soft landscaping works shall be implemented not later than the first planting season following completion of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy.

Landscape Management Plan

15. No development above slab level shall take place until a landscape management plan has been submitted to and approved, in writing, by the Local Planning Authority This should include:
- o Drawings showing:
 - o The extent of the Landscape Management Plan Area
 - o Written Specification detailing:
 - o All operation and procedures for soft landscape areas and trees; inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting.
 - o All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, pressure washing and application of chemicals.
 - o All operations and procedures for surface water drainage system; inspection of linear drains and swales, removal of unwanted vegetative material and litter.
 - o A Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.

The approved landscape management plan shall thereafter be implemented in accordance with the details set out in the report and maintained for the lifetime of the development unless any amended scheme is submitted to and agreed in writing by the Local Planning Authority. Thereafter any subsequently approved alternative amended scheme shall be implemented and maintained for the lifetime of the development.

Reason: To protect significant trees and hedgerows, safeguarding the character of the area and preserving habitat and to minimise the effect of development on the area in accordance with policy 3 (b) and (e) and policy 4 of the North Northamptonshire Joint Core Strategy.

External Materials

16. Prior to any development above slab level a schedule of all external finish materials including but not limited to wall and roof materials, lintels, fascia's,

windows, doors and rainwater goods, including their finish and colour, shall be submitted to and agreed in writing by the Local Planning Authority. Samples of all proposed external materials shall be made available for on-site inspection and photographs submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Reason: To ensure that the external appearance of the development is satisfactory and to not detract from the character and appearance of the area in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy

Hard Landscaping Details

17. Notwithstanding the details shown on drawing Landscape Strategy: drawing number D901 Rev J (received 1 October 2024) and Site Layout: drawing number D01 Rev T (received 1 October 2024), prior to the commencement of development above slab level, details of the hard landscaping to be used on site along with samples of the proposed hard landscaping materials shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping scheme shall be implemented prior to the first occupation of the development.

Reason: To ensure that the external appearance of the development is satisfactory and to not detract from the character and appearance of the area in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

Prior to Occupation

Crime Prevention Measures

18. Prior to the first occupation of the development the crime prevention measures detailed in the following approved documents:
- o Boundary Treatments: D40 Rev B (received 1 October 2024)
 - o Door Entry Specification (amended) (received 6 August 2024)
 - o New Build PVCU Window and Door Specification summary report (prepared by REHAU Unlimited Polymer solutions) (received 23 April 2024)
 - o Came Entotec Door Entry Systems with Came KMS Cloud Access Control: APP 39 SALESO (August 2023) (received 23 April 2024)

shall be installed. If alternative details are proposed other than those hereby approved, they shall be submitted to and approved in writing by the Local Planning Authority and the alternative measures shall be implemented thereafter.

Reason: in the interests of amenity and crime prevention in accordance with Policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

Electric Vehicle Charging

19. Prior to the first occupation of the approved development the electric vehicle charging points as shown on drawing Car parking Strategy: Drawing D02 Rev D (received 10 December 2024) shall be provided and maintained thereafter.

Reason: To negate the effects of the development on local air quality and accord with advice contained within 116 (e) of the National Planning Policy Framework and to conform with policy 15 (c) of the JCS.

Bin Storage

20. Prior to the first occupation of the development hereby approved the bin storage arrangements as shown on drawing Site Layout: drawing number D01 Rev T (received 1 October 2024) shall be made available or such alternative details that have been first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure suitable storage of bins on the site and to protect residential amenity in accordance with policy 8 (e) (i) and (ii) of the North Northamptonshire Joint Core Strategy.

Provision of Parking

21. Prior to the first occupation of the development the car/vehicle parking areas shown on the approved plan Car parking Strategy: drawing D02 Rev D (received 10 December 2024) shall be constructed, surfaced and permanently made available for use and retained and maintained thereafter.

Reason: To ensure adequate parking provision at all times and to ensure the development does not prejudice the free flow of traffic or the safety of the adjacent highway in accordance with Policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

Bird Boxes

22. Prior to the first occupation of the development hereby approved, details shall be submitted to the Local Planning Authority for approval in writing for the provision of three bird boxes to be installed on retained trees on the site in accordance with the recommendations of the Ecological appraisal prepared by Harris Lamb (dated January 2024) Updated October 2024 (received 27 November 2024). The approved details shall thereafter be implemented.

Reason: To maintain and enhance local biodiversity and ecology in accordance with policy 4 of the North Northamptonshire Joint Core Strategy.

Bat Boxes

23. Prior to the first occupation of the development hereby approved details of the provision of bat roosting boxes on retained trees on the site or if not feasible in bat bricks on gable ends of the newly constructed building away from windows, shall be submitted for approval in writing by the Local Planning Authority. The details shall then be implemented in accordance with the approved details.

Reason: To maintain and enhance local biodiversity and ecology in accordance with policy 4 of the North Northamptonshire Joint Core Strategy and in accordance with the recommendations of the Ecological appraisal prepared by Harris Lamb (dated January 2024) Updated October 2024 (received 27 November 2024).

Surface Water Verification

24. No occupation shall take place until a Verification Report for the installed surface water drainage system for the site has been prepared by a suitably qualified independent drainage engineer and submitted to and approved in writing by the Local Planning Authority. The verification report shall be based on the approved Drainage Strategy, reference BR31082-JNP-XX-XX-RP-C- 1003 - P02 (March 2024) and shall include:
- a. Any departure from the agreed design is in 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.
 - e. CCTV confirmation that the system is free from defects, damage and foreign objects.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site in accordance with policy 5 of the North Northamptonshire Joint Core Strategy.

Drainage Maintenance Plan

25. No occupation and subsequent use of the development shall take place until a detailed, site-specific drainage maintenance plan has been submitted to and approved in writing by the Local Planning Authority. Such maintenance plan should:
- o Provide the name of the party responsible, including contact name, address, email address and phone number.
 - o Include plans showing the locations of features requiring maintenance and how these should be accessed.
 - o Provide details on how surface water for each relevant feature shall be maintained and managed for the lifetime of the development.
 - o Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance.

Reason: To ensure the future maintenance of the sustainable drainage structures policy 5 of the North Northamptonshire Joint Core Strategy.

Boundary Treatments

26. The boundary treatments as shown on the approved boundary treatments plan drawing number D40 Rev B (received 1 October 2024) or such other alternative boundary treatment plan to have been submitted to and approved by the Local Planning Authority shall be installed prior to the first occupation of the approved development. The new boundary treatments and garden fences should include a sufficient gap to allow hedgehogs to pass through.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy and to maintain and enhance local biodiversity and ecology in

accordance with Policy 4 of the North Northamptonshire Joint Core Strategy and.

Compliance Conditions

External Lighting

27. Prior to their installation, full details of any external lighting for the development shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to the first occupation of the development and retained as such thereafter.

Reason: To ensure the external lighting is acceptable in relation to light pollution, the impacts on biodiversity and security in accordance with policies 4, and 8 (e) (ii) and (iv) of the North Northamptonshire Joint Core Strategy

Accessibility Standards

28. The dwellings hereby approved shall be built to meet the requirements of the National Accessibility Standards with flats 11 and 12 as (M4) (3) (b) 2-bedroom wheelchair accessible apartments on the ground floor and flats 1-10 and 13-26 as (M4) (2) 1-bedroom apartments across the ground and first floor as specified on the approved floor plans: drawing number D02 Rev K (Received 14 November 2024). Unless an alternative scheme for the provision of the accessible flats has been proposed and submitted to and approved in writing by the local planning authority. The approved alternative scheme shall thereafter be implemented.

Reason: To ensure that the development complies with the national accessibility standards and policy 30 (c) of the North Northamptonshire Joint Core Strategy.

External Plant

29. Details of any external plant including air conditioning or heating units shall be submitted to the Local Planning Authority for approval prior to installation. Details shall include elevations and specifications, including any noise emanating from the apparatus and any mitigations that may be required. The approved details shall thereafter be installed.

Reason: In the interests of the amenities of surrounding of the development accordance with policy 8 (e) (ii) of the North Northamptonshire Joint Core Strategy.

Over 55's Units

30. The development hereby approved shall be occupied by a person or persons aged 55 and over only. In the case of a couple / multiple occupants, one of the occupants is required to be over 55 years of age.

Reason: To ensure that the units of accommodation hereby approved are solely occupied in accordance with the use of the site as a residential development for the provision of accommodation for elderly persons in accordance with policy H4 of the Plan for the Borough of Wellingborough and Policy 30 (f) of the North Northamptonshire Joint Core Strategy.

Water Limitation

31. The dwellings hereby approved shall incorporate measures to limit water use to no more than 105 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).

Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy.

C3 Use Class Restriction

32. The premises shall be used for C3 (a) use only and for no other purpose including any other purpose in Class C3 of Part C of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: Other uses within this Use Class may not be appropriate in these premises by reason of restricted parking provision in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

12. INFORMATIVES:

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 39 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.
2. The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it is good practice to notify neighbouring occupiers of the nature and duration of works to be undertaken. To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours: 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.
3. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a protected species and are additionally protected under the Conservation of Habitats and Species Regulations (2017) (as amended).
4. In relation to Noise mitigation in respect of condition no 13- the applicant is advised

that where internal noise levels can only be achieved whilst relying on the attenuation provided by closed windows, any noise assessment must be supported by an overheating assessment - including daytime overheating - produced in line with the Institute of Acoustics and Association of Noise Consultants - Acoustics, Ventilation and Overheating-Residential Design Guide.

5. The applicant is advised by Anglian Water that Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
6. The applicant is advised by Anglian Water that A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
7. The applicant is advised by Anglian water that no building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
8. The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact Anglian Waters Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.
9. Contractors and sub-contractors must have regard to BS 5228: 2009 Code of Practice for Noise Control on Construction and Open Sites and the Control of Pollution Act 1974, BS 6472-1992 Guide to the Evaluation of human exposure to vibration in buildings, and BS 7385-2:1993 Evaluation and measurement for vibration in buildings - Guide to damage levels from ground borne vibration, Institute of Air Quality Management (IAQM) Guidance on Assessment of Dust from Demolition & Construction 2011-2031, and Institute of Air Quality Management (IAQM) Guidance on Air Quality Monitoring in the vicinity of Construction & Demolition Sites 2018. Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health
10. Works audible at the site boundary outside the approved hours may result in the service of a Notice restricting the hours. Breach of the notice may result in prosecution and an unlimited fine and/or six months imprisonment.
11. The applicant is advised that the soft landscaping specification required for condition 14 should also include the following details:
 - Planting Ground Preparation
 - o Topsoil depths to be 450 millimetres for shrub beds and 150 millimetres for amenity grass areas.

- o Break up compacted soil to full depth for planting areas. Spread well-rotted organic material, subject to approval. Remove undesirable material brought to the surface. Apply approved herbicides as per manufacturer's guidelines to all areas to be seeded or planted and allow suitable time to elapse to ensure all weeds are dead before cultivation. Leave regular and even.
- o Ornamental planting to be mulched with 50mm of bark mulch.

Hedgerow Planting

- o New native hedgerows will be planted during the planting season (October to March inclusive) at a density of 5 plants per linear metre, with plants arranged in an off-set double staggered row (DSR) in species groups of 5 to 11. All single species hedgerows to be planted at 5 plants per linear meter in a single row. All new hedgerow planting will be provided with 75 millimetres of bark mulch and to be protected by spiral guards or shrub shelters as appropriate.

Other

- o Site manager to distribute information relating to underground services, engineering, drainage and ecological constraints prior to landscaping operations.

12. Policy 10 (e) of the JCS seeks the provision of infrastructure, encourages developers to provide for fast broadband to new buildings (including but not exclusive to housing, commercial, retail or leisure) by partnering with a telecommunications provider or providing on site infrastructure to enable the premises to be directly served - this should be gigabit capable and where possible, full fibre connectivity. This supports the Government's Gigabit programme and local targets to see 80% full fibre and 90% gigabit coverage by the end of 2028. Developers should approach telecoms providers at the earliest opportunity to agree gigabit-ready infrastructure and connectivity plans. The network capability delivered by full fibre technology supports the fastest broadband speeds available, is considered future proof, and will bring a multitude of opportunities, savings and benefits. It may also add value to the development and is a major selling point to attract potential homebuyers and occupiers, with many people now regarding fast broadband as one of the most important considerations.

Efficiencies can be secured if ducting works and other network infrastructure is planned early and carried out in co-operation with the installations of standard utility works. Any works carried out should be compliant with the Manual of Contract Documents for Highway Works- specifically Volume 1 Specification Series 500 Drainage and Ducts, and Volume 3 Highway Construction Details Section 1 - I Series Underground Cable Ducts. These documents can be found at: <http://www.standardsforhighways.co.uk/ha/standards/mchw/index.htm>.

Streetworks UK Guidelines on the Positioning and Colour Coding of Underground Utilities' Apparatus can be found here National Joint Utilities Group (streetworks.org.uk). Proposals should also be compliant with Part R, Schedule 1 of the Building Regulations 2010 (as amended) and the Approved Document R.

Some telecoms network providers have dedicated online portals providing advice for developers, including:

Openreach Developer Portal (openreach.co.uk)

Virgin Media <http://www.virginmedia.com/lightning/network-expansion/property-developers>

Gigaclear networkbuildcare@gigaclear.com (rural areas and some market towns)

OFNL (GTC) <http://www.ofnl.co.uk/developers>

CityFibre <http://cityfibre.com/property-developers>

Details of other fibre network providers operating locally can be found here <http://www.superfastnorthamptonshire.net/how-we-are-delivering/Pages/telecoms-providers.aspx>. For help and advice on broadband connectivity in North Northamptonshire email the Superfast Northamptonshire team at bigidea.ncc@northnorthants.gov.uk

13. The Public Health Act 1875 Town Improvement Clauses Act 1847 at S.64. Prior to occupation of the newly created premises(s), the street numbering for this development or conversion - residential and commercial, must be agreed with the Street Naming and Numbering Officer. When issued, the number allocated must be clearly displayed on the outside of the property. Application forms for Street Naming and Numbering are available at <https://www.northnorthants.gov.uk/planning-and-building-control/street-naming-and-numbering>