

North Northamptonshire Area Planning (Kettering) Committee 19/07/2022

Application Reference	KET/2020/0369
Case Officer	Natalie Westgate
Location	Stamford Road (land off), Geddington
Development	Full Planning Permission: 20 dwellings and all other associated infrastructure including access, drainage and public open space
Applicant	Ms H Guy Larkfleet Homes
Agent	Ms H Guy Larkfleet Homes
Ward	Queen Eleanor and Buccleuch
Overall Expiry Date	21/09/2020
Agreed Extension of Time	21/07/2022

All plans and documents can be viewed using the application reference number at <https://www.kettering.gov.uk/planningApplication/search>

Scheme of Delegation

This application is brought to committee because the relevant parish council has a material written objection, the application has been the subject of five written material planning objections and the application requires an agreement under s.106.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions and the completion of a Section 106 Legal Agreement by 4 months from date of this Planning Committee.

2. The Proposal

- 2.1 20 dwellings and all other associated infrastructure including access, drainage and public open space.

3. Site Description

3.1 The application site consists of grassed agricultural land behind a steel gate and is situated to the north west of Geddington. The site is adjacent to the main A road that runs alongside Geddington and forms a link between Corby to Kettering.

3.2 Site Constraints

Situated in open countryside and outside the settlement boundary of Geddington.
Sited within Nene Valley Nature Improvement Area.
Situated on Minerals Safeguarded Area.
The site is adjacent to an A road.

4. Relevant Planning History

4.1 None relevant

5. Consultation Responses

A full copy of all comments received can be found on the Council's website at:
<https://www.kettering.gov.uk/planningApplication/search>

5.1 Parish Council

Geddington, Newton & Little Oakley Parish Council object.

The development location is outside the village boundary and sited on Greenfield land. This is despite the Site Specific Local Plan Part 2 allocating three locations within the village boundary for development. These give total capacity of up to 31 dwellings, of which a minimum proportion are to be affordable housing.

Flooding is a major issue. Acknowledges no objection from Anglian Water. No work has been carried out to tackle the risk of flooding on Stamford Road, where surface water running from Geddington Chase overcomes the drainage ditches at the roadside and runs off the fields to the site of the application where it ponds and floods not only properties in Stamford Road but also in Newton Road.

The amended application includes ponds rather than the attenuation basins in previous iterations. If the drainage is subject to the approval of the local planning authority, the draining of the attenuation basin(s) would be the responsibility of the Water Authority. However, ponds would be the responsibility of the local authority.

An updated Housing Needs Assessment was requested some months ago from North Northamptonshire Council. The number of affordable homes needed in Geddington was identified by a previous [2011] Housing Needs Assessment as 15. The population of the village has decreased by then, so it is likely that the need for affordable housing has decreased. A number of affordable homes is also included as part of the three sites identified in the Local Plan 2 [Site Specific]. It is therefore likely that although a need for affordable housing remains, it is likely to be less than 15.

The proposed mix of housing is wrong for the community. It is for 10 rented properties and 10 shared ownership properties. The 2011 Housing Needs Assessment identified a need for 12 rented and 3 shared ownership properties. Shared ownership would place properties out of the reach financially of many families, particularly for the 2 x 4 bed roomed properties. The mix is wrong for the community. There are currently a number of 2 bed roomed Housing Association properties in Geddington which have functioned as starter homes for couples and small families. As the families have grown, they have outgrown the properties, placing pressure and tension on the occupiers. There is therefore now a need for 3 bed roomed rented properties, rather than 8 x 2 bed roomed rented properties. 2 x 3 bed roomed rented properties will not serve to meet our community's needs, and the number of 2 bed roomed properties are likely to store up difficulties for the future as the occupying families grow. Whilst we understand the changing requirements of Entry Level Exception sites, we understand that the need for rural housing had been met by the previous Kettering Borough Council.

The proposed materials are varied, and completely inconsistent with the Victorian/Edwardian properties along Stamford Road.

The properties are densely packed and some would appear to lack a rear door and any private outside space for bicycles or mobility equipment.

There is an additional property to the rear of 10 Newton Road completely omitted from the plans that would be potentially overlooked by the proposed no. 4 in the development.

Not shown on all plans are the tall and mature trees in evidence in the garden of 22 Newton Road, that border no's 5-11 of the proposed development. These would shade those back gardens significantly, and coupled with the shade from the properties themselves, provide no amenity normally enjoyed from a back garden.

The plan make provision for the parking of each individual unit. Parking bays are set into pavements. However, it does not provide for any excess at all, and there is a significant concern that overflow parking will spill into the neighbouring congested Stamford Road, Queen Eleanor Road, Newton Road, and West Street.

There is no turning circle for heavier vehicles such as refuse lorries or emergency vehicles.

There should be a location specific Traffic Survey and not surveys during covid.

There is no plan to incorporate a right-turn road marking scheme for road users traveling from the direction of Corby to the proposed development.

The access road is 4.8 metres wide on the map. Emergency vehicles can't access this as a minimum width of 3.7 metres is required.

Concern is the pedestrian movement from the proposed development to the centre of the village, to the amenities of school, churches, shops and pubs. There is only one pedestrian crossing, and this is just to the South of the main crossroads where

West Street and Newton Road meet the A4300. To reach this, pedestrians from the proposed development would first have to cross the access to the development itself, as there is no footpath on the South side. They would then need to walk south and traverse Newton Road, which cars regular enter and leave, without any traffic control. However, after using the pedestrian crossing, to walk down West Street they will be faced with a high wall blocking the view of egressing traffic from West Street, and no footpath.

Although there may be s106 monies for education, Geddington Primary School is oversubscribed and physically constrained, meaning that it is likely that primary children from the proposed development would not be able to attend the village school.

The Ecology Report overlooks a number of locally known habitats for wildlife. It is noted that the report was completed in January, when the vast majority of the creatures would be in hibernation or otherwise evidence of their presence being minimised.

The tree that is immediately by the gate at the current entrance to the field for the planning application, is owned by the Parish Council on behalf of the residents of Geddington. This tree was planted in a ceremony by residents to celebrate the Queen's Coronation. Residents have said that they do not want to see it chopped down to make way for a new entrance for the field particularly bearing in mind why it was planted. The Parish Council does not give permission for this tree to be cut down or otherwise removed.

An archaeological report identifies the ancient ridge and furrow features of the field but fails to place the necessary importance upon it.

5.2 Neighbours / Responses to Publicity

32 number of objection letters have been received from 14 different properties.

The issues raised are summarised below:

- The design, size, material choice and configuration of the dwellings does not reflect the local vernacular. The local area uses red brick. Standard house types.
- Out of character with rural setting.
- Site is outside village boundary so policy only allowed in exception circumstances.
- Not small scale infill development for size of village and moderate/high density so will have a major impact on the existing properties along the southern boundary and village.
- Loss of greenfield site.
- Loss of land for grazing.
- On a minerals safeguarded site.
- Field falls within the Nene Valley Nature Improvement Area.
- Lack of up to date survey on housing needs for Geddington.
- The hedgerow to north has been cut down so site visible from Stamford Road.
- There should be suitable boundary treatment along Newton Road.
- Hedgerow along Newton Road should not be lost for 1.8m high close boarded fencing.

- Ridge and furrow strip cultivation systems are being lost that contribute to the historic landscape character of Geddington.
- There is ancient ridge and furrow archaeological features under the field.
- No.4A Newton Road and the recently constructed house to rear of 4A Newton Road will be overlooked and overshadowed.
- Plots 4,5,6,7,8,9,10 and 11 would have insufficient outside space due to adjacent existing mature trees.
- Plot 4 requires a window facing south to be removed or obscure glazing fitted.
- There are newts in the south eastern area of the site and a badgers sett at the western end of the site.
- Concern of flooding in locality.
- Concern of maintenance of the SUD's.
- Increase in vehicular and pedestrian traffic congestion to locality.
- The addition of another junction to Stamford Road, at this location, presents a major impact for both traffic and road safety.
- Lack of parking provision proposed within site would cause parking problems in locality.
- No footpaths provided.
- There is lack provision for cycle parking.
- There is no Electric Vehicle charging points for parking provided.
- Lack of local amenities, public transport and school places in Geddington so new development would add pressure on locality.
- There will be impact to bee keeping at No.22 Newton Road.
- Loss of trees.
- Will reduce tourists coming to Geddington.
- Developer needs to prove there is need for housing in area.
- There is provision within the village boundary for housing already.
- Loss of property values.

5.3 Local Highway Authority (LHA)

The LPA must satisfy itself as regards servicing of the site. The LHA request consideration be given to ensuring each dwelling has electric vehicle charging facilities. The LHA concur with parking on site. All dwellings are detailed as having cycle stores and provided they can store the minimum quantum of cycles (1 per bedroom) for each dwelling, the LHA would have no concerns.

2m x 43m vehicle visibility splays are suitable for 30mph speed limit across the proposed site access. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level. Pedestrian visibility splays of at least 2.0m x 2.0m shall be provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access/footway level. Pedestrian crossing points must be provided at all new junctions consisting of two dropped kerbs and two tapered kerbs and in the colour buff.

As 20 dwellings are proposed, an adoptable shared surface is acceptable. All private vehicular accesses should have a hard bound surface for a minimum of the initial 5.0m from the highway boundary. Gravel or other such loose material shall

not be permitted as it could be carried onto the highway and thereby creating a hazard to vehicles, cyclists and pedestrians. The gradient of a vehicular access should not exceed 1 in 15 for a minimum of the first 5.0m from the highway boundary. This ensures that a vehicle sits relatively level when entering or leaving the highway to maximise visibility. In addition, such a gradient reduces the risk of a vehicle sliding in adverse weather conditions.

No gates, barrier or means of enclosure shall be erected across a vehicular access within 5.5m of the highway boundary. Any such feature erected beyond that distance should be hung to open inwards away from the highway

Informative recommended on Section 278 agreement with the LHA. Conditions recommended on CTMP and private streets.

5.4 NNC Environmental Protection Officer

Recommends conditions on working hours for construction, construction method statement and contaminated land. Recommends informatives on radon and acoustic separation.

5.5 NNC Archaeological Officer

The applicant has provided a desk-based assessment which indicates that there is some potential for Iron Age, Roman and Saxon archaeology to be present on the site and that the site itself contains ridge and furrow earthworks. The proposed development will have a detrimental impact upon any archaeological deposits present. This does not however represent an over-riding constraint on the development provided that adequate provision is made for the investigation and recording of any remains that are affected. A condition for a programme of works is recommended.

5.6 NNC S106 Development Management Officer

Recommends condition and informative on 1 fire hydrant/sprinkler system. There should be provision of broadband. Seeks s106 contributions of £47,668 for primary education, £46,662 for secondary education and £3,960 for libraries.

5.7 NNC Housing Officer

The site will provide 20 new homes as 50/50 tenure split between Affordable Rent and Shared Ownership ranging from 2-4 bedrooms and will be 50% we have an acute and demonstrable need for affordable housing in North Northamptonshire. The SHMA indicates that over 40% of all housing provided in North Northants needs to be affordable housing in order to meet need. As an exception site this will provide 100% affordable housing and such sites are vital to increasing the supply of affordable homes. Delivery via section 106 development is typically restricted to between 20-30% (except in rural areas where it is 40% but on typically smaller sites) and sometimes less, depending on financial viability so it is necessary to encourage more development of sites dedicated to affordable housing if we are ever to meet the need identified.

The site provides a good balance between homes available for those on our waiting list and households who would like to access home ownership, but do not currently have the mortgage availability or deposit to do so.

5.8 NNC Open Space Officer

Recommends s106 offsite contribution to the main park in Geddington and maintenance of the open space on site.

5.9 NNC Ecological Advisor

The biodiversity net gain assessment has determined that the proposed development would yield a 62% loss in biodiversity units and a slight gain in hedgerow units. The loss would not be consistent with the NPPF or JCS. The council currently does not have its own mechanism by which applicants can compensate for losses off-site, and the applicant has not made any compensation proposals. As such the application is not policy compliant from a biodiversity perspective. If the council determines that the planning balance warrants approval I would refer back to my previous recommendations regarding conditions.

Further to the badger survey report I'm satisfied that the holes in the northern hedgerow are not in fact a badger sett and therefore neither a licence nor mitigation will be required in this case. I would recommend a CEMP be conditioned.

5.10 Local Lead Flood Authority

If planning conditions are included, the impacts of surface water drainage will have been adequately addressed at this stage. Without these conditions, the proposed development on this site may pose an unacceptable risk of surface water flooding. Recommends conditions on a detailed design of surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, a detailed scheme for the ownership and maintenance for every element of the surface water drainage system, and Verification Report for the installed surface water drainage system for the site.

5.11 Anglian Water Services Limited

Informative on Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space.

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

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice. Informatives on notification of intention to connect to the public sewer, protection of existing assets, building near to a public sewer and the site drainage details submitted have not been approved for the purposes of adoption.

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. 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, we are unable to provide comments on the suitability of the surface water management.

5.12 Cadent

The apparatus that has been identified as being in the vicinity of your proposed works is: Low or Medium pressure (below 2 bar) gas pipes and associated equipment. As a result it is highly likely that there are gas services and associated apparatus in the vicinity. Recommends an informative that due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

5.13 Northamptonshire Police

Northamptonshire Police have the following comments, which if implemented will reduce the likelihood of crime, disorder and anti-social behaviour occurring.

- Plots 12,13 and 14: The POS and pond extend behind these 3 plots making a concealed area. This will make these 3 plots very vulnerable to crime as well as increasing the likelihood of anti-social behaviour. To accord with Secured by Design principles all POS must be fronted by dwellings, have direct surveillance from 'active rooms' (not hallways, cloakrooms etc.) must not be concealed behind rear gardens with no surveillance.
- The POS and green edge: Steps should be taken to prevent vehicular access to these areas so that they do not become additional parking areas.

5.14 Northamptonshire Fire and Rescue Service

The development should consider the Fire and rescue pre-application information, advice and guidance for developers designing new residential and commercial development schemes in Northamptonshire.

5.15 NHS Northamptonshire Clinical Commissioning Group

There will not be sufficient capacity in the local primary healthcare system to absorb the anticipated increase in demand created by the proposed new housing. S106 contribution sought for of £10, 168.09.

5.16 Platform Housing Group

There is support for the properties proposed to be built on Stamford Road, Geddington. Platform Housing Group bid for this site on the grounds that it is an area which has a known need for affordable housing as identified in the Housing Needs Survey. Comments were requested from Leanne on the need for affordable and type of properties required. There are no longer any discounted market sale. Platform Housing Group have done many rural exception sites and are fully aware of the extra consideration to design that needs to be taken on board and will work closely with Larkfleet to ensure the development is in keeping with the existing village environment. I support the scheme proposal and feel it will provide much needed affordable housing in the village and wish to work with Larkfleet to provide an acceptable planning proposal.

5.17 Wildlife Trust

There is a badger sett adjacent to this development proposal. The Ecological Appraisal (Lockhart Garrett, January 2020) does recommend a further badger survey is required. The Ecological Appraisal also considered that newts and reptiles could be present, which also need to be taken into account. The results of

these surveys need to be incorporated into the proposal which could result in changes to the layout or other aspects of the proposal.

5.18 Northamptonshire Badger Group

There are records of badger activity and the presence of setts and can confirm that there is a main sett on the western edge of the field. This was found in 2014 and was very active with 20 holes / entrances. In 2015 it was checked again with the same results. Since then we have records of two road casualties nearby in 2015 and t 2019 on the A4300. There is recorded in 2020 an active sett on the boundary of the site plan and the land belonging to 22 Newton Road, Geddington. We would therefore request that a full badger survey takes place to ascertain the continued presence of badgers. Based on our records the group considers that the proposed development area will still support several badgers and can't understand why there isn't any mention of badgers in the ecology report.

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) (2021)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 1: Presumption in favour of sustainable development
Policy 3: Landscape Character
Policy 4: Biodiversity and Geodiversity
Policy 5: Water Resources, Environment and Flood Risk Management
Policy 6: Land Affected by Contamination
Policy 8: North Northamptonshire place shaping principles
Policy 9: Sustainable Buildings
Policy 11: The Network of Urban and Rural Areas
Policy 13: Rural Exceptions
Policy 15: Well-connected Towns, Villages and Neighbourhoods
Policy 28: Housing Requirements
Policy 29: Distribution of New Homes
Policy 30: Housing Mix and Tenure

6.4 Site Specific Part 2 Local Plan (2021)

Policy LOC1: Settlement Boundaries
Policy HOU1: Windfall and Infill Development: Principles of Delivery
Policy RS1: Category A villages
Policy RS4: Development in the Open Countryside
Policy RS5: General Development Principles in the Rural Area
Policy GED1: Geddington Development Principles

- 6.5 Other Relevant Documents
Sustainable Design SPD
Open Space SPD

7. **Evaluation**

The key issues for consideration are:

- Principle of Development
- Visual Impact
- Impact on Neighbouring Amenity
- Highway Matters
- Flood risk, drainage and utilities
- Contaminated Land
- Minerals
- Archaeology
- Planning Obligations

7.1 **Principle of Development**

Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that if regard is to be had to the development plan for the purpose of any determination under the Planning Act, the determination must be made in accordance with the plan, unless material considerations indicate otherwise.

The Council's adopted development strategy is to direct development in a hierarchal order such that development sites are within the growth towns, market towns, villages and then open countryside.

The application site consists of agricultural land situated to the north west of Geddington. The site is situated outside the settlement boundary of Geddington and as such the site is open countryside. The proposed development would create 20 entry homes within the site.

Policy 11 of the North Northamptonshire Joint Core Strategy states that development in the rural areas will be limited to small scale infill development on suitable sites within villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure. Development in the open countryside is resisted unless there are special circumstances as set out in Policy 13 of the Joint Core Strategy or national policy.

The housing requirements are set out in Policies 28 and 29 of the Joint Core Strategy. Policy 29 offers further clarity and specific detail on the distribution and extent of required housing development for Kettering Borough. It has been identified that the housing requirement for Kettering Borough is 10,400 dwellings for the Borough as a whole, with 480 dwellings required in the rural villages in the plan period, 2011 to 2031, where development outside of these villages will only be acceptable in exceptional circumstances.

Policy 13 of the Joint Core Strategy does, in exceptional circumstances, provide support for residential development in the open countryside. Criterion 1(a) of Policy 13 states that development adjoining established settlements should be clearly justified by evidence that it meets an identified need arising within a village or network of villages through a local needs survey. The latest housing needs survey for Geddington was undertaken in 2011 and indicated that a total of 15 new homes were required, mixed in type and between rented and shared ownership.

The proposal is for 20 dwellings and therefore in excess of the need set out in the latest housing needs survey for the village. The proposed mix is 50/50 tenure split between Affordable Rent and Shared Ownership ranging from 2-4 bedrooms and there is a need for affordable housing in North Northamptonshire. Given the date of the last housing survey, there needs to be a stronger demonstration of the local need for affordable housing in Geddington which has the potential to strengthen the justification for this type of scheme in this location. Kettering has not been meeting affordable housing targets and therefore there is a need for the further provision of this type of housing, especially in the rural area. The Authorities' Monitoring Reports between 2011/12 and 2018/19 show a total provision of 1121 affordable dwellings for this period. At the time of adoption of the Joint Core Strategy, the latest available SHMA (2015) indicated that 44.3% of dwellings would need to be affordable to meet the identified need. This equates to approximately 228 dwellings per year. Compared to the delivery of affordable housing within Kettering, which averaged 140 affordable completions per year in this period, resulting in a cumulative shortfall of 703 dwellings at the end of the 18/19 monitoring year. It is evident that there has been a shortfall in the delivery of affordable housing in Kettering since 2011 and therefore the Council broadly supports the provision of entry-level affordable housing. The Council's Housing Officer has confirmed there is a need for provision of affordable housing.

The National Planning Policy Framework is an important material consideration within which paragraph 71 and Annex 2 are of significance. Paragraph 71 relates to the provision of affordable housing on entry level exception sites and the new definitions of affordable housing are outlined in Annex 2. Paragraph 78 of the National Planning Policy Framework promotes some rural housing where it might help support villages to grow and thrive.

Entry Level Exception Sites are identified under Paragraph 71 of the NPPF which states that:

“Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's area. These sites should be on land which is not already allocated for housing and should:

- a) comprise of entry-level homes that offer one or more types of affordable housing as defined in Annex 2 of this Framework; and*
- b) be adjacent to existing settlements, proportionate in size to them, not compromise the protection given to areas or assets of particular importance in this Framework, and comply with any local design policies and standards.”*

Annex 2 of the NPPF provides a clear definition as to what is to be considered as affordable housing. This definition states the following:

“Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).*
- b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.*
- c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.*
- d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.”*

The site has been proposed as an entry-level exception site as set out in paragraph 71 of the NPPF. This states that local authorities should support the development of entry-level exception sites, suitable for first time buyers, unless the need for such homes is already being met within the authority’s area.

With regards to criterion a) of paragraph 71 which relates to the provision of one or more types of affordable housing, the exact mix and type of affordable housing has been defined, through the information provided for this application. It is evident that three types of affordable housing will be provided, affordable rented, DOMV (discounted open market value) and shared ownership. The Council’s Housing Officer is content with the proposed housing mix.

Criterion b) of paragraph 71 requires the site to be adjacent to existing settlements, proportionate in size to them, this is similar to criterion d) of Policy 13 of the JCS which requires the scale and nature of development to be appropriate to the surroundings. Also, in accordance with footnote 33 in the NPPF, the site should not be larger than one hectare in size or exceed 5% of the size of the existing settlement. The site itself is immediately adjacent to Geddington and the scale of development represents approximately 3% of the total number of dwellings in Geddington and is therefore in accordance with criterion b).

The requirements for schemes through paragraph 71 of the NPPF are broadly in line with Policy 13, with the exception of the source of need, as discussed above. This is a main difference between Policy 13 of the Joint Core Strategy, given that the scheme only has to meet the needs of the area and not the specific settlement.

Criterion b) of Policy 13 of the JCS, requires rural exception sites to offer services and employment to meet the day to day needs of occupants of the development. As the third largest village by population in the rural area of Kettering Area within North Northamptonshire, Geddington is considered as one of the more sustainable rural settlements. The Rural Settlement Facilities Background Paper update (April 2018) sought to audit the facilities in each settlement to determine the sustainability of each settlement, which has gone on to inform decisions made on housing and employment allocations in the SSLP2. The findings of this showed that Geddington had the greatest number of facilities out of all the rural settlements, with 20, with a wide range of services, most of which were business units, which offer opportunities for employment. The site is well-related to the settlement in accordance with criterion b) of Policy 13 of the JCS, given the close proximity to the edge of the settlement and the centre of the village, which is within walking distance of the site. This therefore emphasises that Geddington can satisfactorily meet the needs of the prospective occupants of the proposed development site in accordance with criterion b) of Policy 13.

Although the site is in the open countryside it is adjacent to the village boundary to Geddington. Policy RS4 states "Development in the open countryside...will be resisted, unless: a. It meets the requirement of Policy 13, 25 or 26 of the JCS, or national policy". The Site Specific Part 2 Local Plan designates Geddington as a Category A village. As a Category A village, the emphasis is placed on protecting the environment and the limited ability to absorb further development, whilst simultaneously allowing small growth of infill sites.

Geddington as a Category A Village and as such, development will be in accordance with Policy RS1. This policy seeks to protect the character and limit the scale of development within the category A villages. Policy RS5 of the plan sets out the Rural Area Development Principles, whilst Policy GED1, sets out the development principles for Geddington stating:

"Development in Geddington will:

- a) Seek to deliver affordable housing to meet identified local need;*
- b) Abut the highway and face on to the street, or where set back, stone walls should be used to create a sense of enclosure (unless otherwise specified within separate housing site allocation policies);*

- c) *Ensure that new buildings front on to the street;*
- d) *Ensure that new streets reflect the layout of those found in the historic core and should be designed to encourage slow traffic movement, to create a pedestrian friendly environment and to create an enclosed and intimate environment;*
- e) *Be well connected and well related to the centre of the village;*
- f) *Ensure hedgerows and trees should be used to provide boundaries to gardens to create a soft edge to the village, and avoid new development with high close boarded fencing or brick walls which marks boundaries with the open countryside or at gateways to the village;*
- g) *Contribute, where appropriate, towards:*
 - i. *The provision of a footpath along the River Ise;*
 - ii. *Traffic calming/ public realm improvements along the A4300 (Stamford Road/ 29 New Road/ Kettering Road;*
- h) *Reflect the positive character of the historic core.*
- i) *Use high quality materials which respond to the local vernacular in order to preserve and enhance the historic character of the settlement. Appropriate materials may include traditional red brick, natural Limestone, Collyweston slate, Thatch, Natural blue/grey slate, or clay pantile roofs (where most appropriate), etc, **dependent on the individual site and its specific setting within the village;***
- j) *Ensure that fenestration is of high quality”.*

The SSLP2 proposes to allocate 149 dwellings in the rural area across 11 sites, 3 of which are in Geddington, cumulatively totalling 31 dwellings, which represents approximately 4% of growth for Geddington. If this site were approved, this would result in a figure of 52 additional dwellings, approximately 7% growth in Geddington, not taking into account any windfall development that may be delivered within the plan period. When taking this into account, it is therefore considered that this level of growth in Geddington is proportionate and does not exceed the capacity of local infrastructure and services, as set out in Policy 11 of the JCS.

Annual monitoring of rural housing in year 2018/19 shows that 173 dwellings have been completed in the rural area since the start of the plan period in 2011, 4 of which have been in Geddington. In addition, 43 dwellings are either under-construction or benefit from extant planning permission. Broughton Neighbourhood Development Order also allows for 7 dwellings. This therefore accounts for 223 dwellings towards the JCS rural housing requirement.

A windfall allowance based on historic delivery rates also contributes towards the rural requirement, this equates to 108 dwellings for the remaining period of the plan. The granting of permission of this site would make a contribution towards the Council meeting its JCS rural figure. In addition, the nature of the development proposed, entry-level exception sites, will contribute to a distinct and identifiable need for new housing in the Borough.

As set out in paragraph 11 of the NPPF, plans and decisions should apply a presumption in favour of sustainable development, particularly in relation to paragraph 11 d). This states that where there are no relevant development plan policies or the policies which are most important for determining the application

are out of date, permission should be granted. However, this is unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development, or, where any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. In addition to this, Footnote 7 states that policies are regarded out of date, where a local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. Transitional arrangements for the Housing Delivery Test are set out in Annex 1.

North Northamptonshire Council is able to demonstrate a five year supply of deliverable housing sites with a deliverable land supply of 7.2 years against the 5 year land requirement. It is therefore considered that relevant policies are considered up-to-date in this regard. This site, if approved for planning permission, would add to the stock of deliverable sites, and contribute towards the JCS rural housing requirement for the rural area.

Although it is accepted that housing development in the countryside will be restricted, planning policy does identify that there may be specific circumstances where sustainable development, well related to the settlement confines may be allowed to meet specific local housing needs. It is important to ensure that the homes provided satisfy the restrictions placed on the release of the site, as an exception site, in perpetuity.

The proposed development would result in additional housing in Geddington and would meet an unmet need for affordable housing for first time buyers in the Borough, and in particular the rural area, as required by paragraph 71 the NPPF. The mix and tenure should reflect local need, thereby supporting where possible the distinct needs identified by the Council.

The development of the site is therefore considered acceptable in principle provided proposals meet the requirements of Policy 13 of the JCS, Policy RS4(a) of the Site Specific Local Plan Part 2 and paragraph 71 of the NPPF.

7.2 Visual Impact

Policy 8d) of the JCS requires development respond to the site's immediate and wider context, to be of a high standard of design and landscaping and to respect and enhance the character of its surroundings.

The nature of the site is gentle sloping changes in levels within the site to what is agricultural land at the edge of Geddington. Surrounding the site there is a drop in land adjacent to the south of the site dropping down into the rear gardens of dwellings along Newton Road and to a lesser extent drop to gardens of dwellings in Stamford Road. There is residential development to the east of the site on the opposite side to the road is also residential development. Adjacent to the site to the west and north is agricultural fields.

The site layout plan shows the relationship of any built form (including the infrastructure) with the road to the east and dwellings to the south and how the site links into the existing village.

The Design and Access Statement indicates primarily two storey semi-detached properties. Some of the house designs have interesting features. The Design and Access Statement states the materials would be comprising of red and/or buff facing brick, white painted render and red and/or grey roof tiles. Given the site is set away from surrounding neighbouring properties, the scale, massing and materials of the proposed dwellings are acceptable.

Policy 9 of the JCS requires new development to demonstrate they can incorporate measures to ensure high standards of resources and energy efficiency and reduction in carbon emissions. This includes measures designed to limit use to no more than 105 litres/person/day. This is conditioned.

The existing dense trees/hedgerows to the north, west and south of the site would act as a buffer to the development from agricultural land and residential gardens. There is adequate landscaping within the front gardens. There is a condition on boundary treatment is attached to ensure boundary treatment is appropriate, so the openness continues adjacent to the open countryside. The use of hard surface material would be conditioned to be appropriate to their surroundings.

The application site is within the Nene Valley Nature Improvement Area boundary, however, the application site is adjacent to an established residential area. It is considered the development proposed will not have any adverse impact on the existing wildlife or the improvement of the Nene Valley in accordance with Policy 4 of the JCS. The Biodiversity Advisor consider the submitted ecological reports are acceptable. The Biodiversity Advisor recommends the attached condition on CEMP.

There are 2 ponds located within the site which would be incorporated into recreation and flood management uses. The Council's Open Space Officer has recommended maintenance of open space areas to be paid by the developer in s106. There is minimum provision of open space within the site so the Council's Open Space Officer recommends s106 contributions to existing open space in Geddington. The Parish Council have objected to the loss of a tree near the access of the site. However, the tree is not protected by TPO or Conservation Area.

The proposed development respects the character and appearance of the locality. The proposed development complies with Policy 8 of the North Northamptonshire Joint Core Strategy.

7.3 Impact on Neighbouring Amenity

Policy 8e) of the NNJCS requires development not to result in an adverse impact on neighbouring amenity by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

Given the close proximity to neighbouring properties, there would be a condition on working hours of construction to be at reasonable hours of the week, a construction method statement condition and informative on acoustic separation as recommended by the Environmental Protection Officer.

Adjacent to the south of the site is Newton Road. There is a dwelling to the rear of No.14 Newton Road and dwelling to the rear of No's 4-10 Newton Road but both these nearest dwellings to the site are set off the common boundary to the application site and the proposed dwellings are set away from the common boundary as well.

Within the site, the relationship between the habitable windows between the new dwellings appear acceptable. There is adequate boundary treatment within each rear garden and surrounding the site and full details of boundary treatment is conditioned.

The proposed development meets the requirements of adequate internal floorspace to comply with the National Space Standards.

The proposed development provides adequate external amenity space for the future occupants. There is adequate provision of refuse bin area and cycle facilities for each dwelling and attached are conditions for full details of cycle and refuse facilities.

It is considered that the proposed development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7.4 Highways Matters

Policy 8b) states that development should make places safe and pleasant by ensuring a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

The site is adjacent to the main A road (Stamford Road) that runs alongside Geddington and forms a link between Corby to Kettering. The site would use an existing access from Stamford Road. The agent submitted transport statement that considered highway safety from the access from the main A Road at Stamford Road. Highways have not objected to the access into the site and consider there is adequate vehicular and pedestrian visibility splays into and around the site. Given the length of the access road there is a condition attached for fire hydrants and sprinkler systems to be provided within the site. The Highways Officer has set out highway standards to adhere to within the site. The recommended conditions on CTMP and private streets and informative on Section 278 agreement with the LHA are attached.

The proposed development would provide 2 parking spaces for each dwelling and 3 spaces for plot 1. The parking spaces are well related to the dwellings they serve. There are an adequate 3 visitor parking spaces within the site situated nearby the public open space and SUD's. The Highways Officer is acceptable to the level of parking provision within the site. The site does not provide electric vehicle charging points but there is no policy requirement for this provision.

It is considered that the proposed development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7.5 Flood Risk, Drainage and Utilities

The agent has submitted a Flood risk assessment and drainage strategy report. Lead Local Flood Authority have commented that the impacts of surface water drainage have been adequately addressed at this stage, subject to the attached recommended planning conditions on a detailed design of surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, a detailed scheme for the ownership and maintenance for every element of the surface water drainage system, and Verification Report for the installed surface water drainage system for the site. Without these conditions, the proposed development on this site may pose an unacceptable risk of surface water flooding.

Anglian Water has not objected to the application and has recommended informatives as there are assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space

Anglian Water has confirmed that the foul drainage from this development is in the catchment of Geddington Water Recycling Centre that will have available capacity for these flows. Anglian Water has confirmed the sewerage system at present has available capacity for these flows. Recommended informatives are attached on notification of intention to connect to the public sewer, protection of existing assets, building near to a public sewer and the site drainage details submitted have not been approved for the purposes of adoption.

Cadent recommends the attached informative that due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

With the above recommended conditions, the proposal would comply with Policies 5 and 8 of the JCS.

7.6 Contaminated Land

Due to the underlying geology present throughout Northamptonshire, a full ground investigation will be required to prevent unacceptable risks to future occupants of the site, which could be secured via condition as recommended by the Environmental Protection Officer. An informative on radon is also attached. This would be required to be in accordance with the NPPF.

7.7 Minerals

The site is situated within the Limestone Minerals Safeguarded Site. Policy 28 of the Northamptonshire Minerals and Waste Local Plan (MWLP) will be in force.

Policy 28 relates specifically to the MSAs and ensuring that they are protected from sterilisation by incompatible non-mineral development. The applicant should demonstrate that significant sterilisation of proven mineral resources will not occur as a result of the development. If this cannot be demonstrated, prior extraction will be sought where practicable. A discussion with the Minerals and Waste Officer has indicated this can be overcome with any additional details provided at committee.

7.8 **Archaeology**

The applicant has provided a desk-based assessment which indicates that there is some potential for Iron Age, Roman and Saxon archaeology to be present on the site and that the site itself contains ridge and furrow earthworks.

The proposed development will have a detrimental impact upon archaeological deposits. However, this does not represent an over-riding constraint on the development provided adequate provision is made for the investigation and recording of any remains that are affected. The recommended condition for a programme of archaeological work is attached.

Subject to the attached condition on a programme of archaeological work, the proposal would comply with Policy 2 (d) of the JCS.

7.9 **Planning Obligations**

At the time of writing the S106 obligations could be expected to cover: NHS healthcare facilities, open space, affordable housing, provision to education and libraries. Contributions are sought as recommended by the S106 Development Management Officer, the Housing Officer and NHS.

This is not an exhaustive of detailed matters that would arise from S106 negotiations. It is recognised that all potential obligations would need to be CIL compliant and take account of any evidence that may be submitted regarding viability. The proposal complies with Policy 10 of the JCS.

8. **Other Matters**

8.1 Neighbour comments:

A neighbour commented on effect of property values which is not a planning consideration.

A neighbour commented on impact on their bees in garden but this would be a civil matter and not a reason to refuse an application.

A neighbour remarked that the development would reduce tourists to Geddington. The site was not a tourist attraction so would not affect tourists.

8.2 Health Impact Assessment: Paragraph 1 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 and support healthy lifestyles, for

example, through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts which encourage walking and cycling. It is considered that the proposal subject to this application will enable many of these aims to be achieved and therefore it is considered acceptable on health impact grounds. In addition, a S106 contribution is sought towards healthcare services.

9. Conclusion / Planning Balance

- 9.1 For the reasons given above and subject to the impositions of conditions, the proposal would be acceptable in terms of character, appearance, highway matters and impact on living conditions for future residents and no detrimental impact to existing neighbouring residents.

10. Recommendation

- 10.1 Subject to conditions stated below, the proposal is recommended for approval.

11. Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. No development above building slab level shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
REASON: Details of materials are necessary in the interests of the visual amenities of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. No development above slab level shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.
REASON: In the interests of the visual amenity and protecting the privacy of the neighbouring property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. Prior to first occupation of the development a scheme of hard and soft landscaping works which shall specify species, planting sizes, spacing and

numbers of trees and shrubs to be planted, any existing trees to be retained, the layout, contouring and surfacing of all open space areas shall be submitted to and approved by the Local Planning Authority. The works approved shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. Any newly approved trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy..

6. The parking spaces hereby approved shall be provided prior to the first occupation of the dwellings hereby permitted and shall be permanently retained and kept available for the parking of vehicles.

REASON: To ensure adequate on-site parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7. Prior to first occupation of development, details for the cycle storage shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of general amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local 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-excavation 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-excavation 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 advance with the Local Planning Authority.

REASON: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 199.

9. Prior to first occupation of development, details for the storage of refuse shall be submitted to and approved in writing by the Local Planning Authority. The use of the building shall not commence until the approved scheme has been fully implemented and shall be retained as approved thereafter.

REASON: In the interests of general amenity and to ensure that no obstruction is caused on the adjoining highway in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

10. The dwellings hereby approved shall have been designed to achieve a maximum water use of no more than 105 litres per person per day.

REASON: In the interests to provide a sustainable form of development in accordance with Policies 8 and 9 of the North Northamptonshire Joint Core Strategy.

11. No development shall take place until a detailed design of surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development should be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be in general accordance with the previously submitted FRA & Drainage Strategy Report (ADC2217-RP-B) and shall include:

- i) details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures
- ii) details of the drainage system are to be accompanied by full and appropriately cross referenced supporting calculations demonstrating a design standard of 1 in 100 years plus climate change. The critical storm duration for each element of the drainage network should be determined by considering a full range of summer and winter storm durations from 15 minutes up to the 10080 minute (7 day) duration.
- iii) Confirmation of watercourse receiving surface water has connectivity to wider network.
- iv) Finished floor levels to be 300mm above existing ground levels.
- v) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydro brakes and other flow control devices
- vi) BRE 365 infiltration test results

REASON: To reduce the risk of flooding both on and off site by ensuring the satisfactory means of surface water attenuation and discharge from the site in accordance with policy 5 of the North Northamptonshire Joint Core Strategy.

12. No development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.

Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.

The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.

A site plan including access points, maintenance access easements and outfalls.

Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.

Details of expected design life of all assets with a schedule of when replacement assets may be required.

REASON: To ensure the future maintenance of drainage systems associated with the development and in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

13. No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment, document ref ADC2217-RP-B, and detailed design agreed to at pre-development has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority. The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) 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 and in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

14. No development shall take place until a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

REASON: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

15. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it

originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11 (or any model procedures revoking and replacing those model procedures with or without modification)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

REASON: Contaminated land investigation is required prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, 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 15 of the NPPF and Policies 6 & 8 of the North Northamptonshire Joint Core Strategy.

16. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority or Environmental Health. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub contractors.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

17. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction.

REASON: The details are required prior to commencement of development because the CMP needs to be in place and in force throughout the construction period and in the interests of safeguarding highway safety and residential amenity in accordance with Policy 8 of the Northamptonshire Joint Core Strategy

18. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.

- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: In the interest of visual amenity and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

19. Prior to the commencement of the development hereby permitted, a Construction Traffic Management Plan (CTMP) shall be submitted to and be approved in writing by the local planning authority. The Plan shall include the following elements:

- Detailed work programme / timetable
- Site HGV and deliveries / removal hours to be limited to between 10:00 - 16:00 Mondays-Fridays
- Detailed routeing for demolition, excavation, construction and abnormal loads
- Supply of pre-journey information on routeing and site restrictions to contractors, deliveries and visitors
- Detailed plan showing the location of on-site stores and facilities including the site compound, contractor & visitor parking and turning as well as un/loading point, turning and queuing for HGVs
- Breakdown of number, type, size and weight of vehicles over demolition & construction period
- Details of debris management including location of wheel wash, programme to control debris spill/ tracking onto the highway to also include sheeting/sealing of vehicles and dust management
- Details of public impact and protection to include road, footway, cycleway and Public Right of Way. Details of Traffic Regulations Orders and road / footway / cycleway / Public Right of Way closures and re-routeings as well as signage, barriers and remediation
- Public liaison position, name, contact details and details of public consultation/liaison
- Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays
- Pre and post works inspection of the highway between points A and B as requested to identify remediation works to be carried out by the developer. Inspections are to be carried out in the presence of a member of the Highway Authorities Inspection team. To also include the removal of Traffic Regulations Orders, temporary signage, barriers and diversions
- Details of temporary construction accesses and their remediation post project
- Provision for emergency vehicles.

REASON: In the interests of highway safety in accordance with the NPPF and Policy 8 of the North Northamptonshire Joint Core strategy.

20. In the event of any of the streets associated with the residential element of this proposed development are not being proposed for adoption as public highway, the following conditions apply;

- a) Details of a site management company and associated management and maintenance methodology of the streets within the development, to operate in

perpetuity, will be submitted to the planning authority and agreed in writing prior to the commencement of development;

b) The streets will in any event be required to be laid out and constructed to adoptable standards to ensure safe and practical operation, prior to first occupation of any dwelling;

c) That prior to first occupation of any dwelling a legal undertaking is provided by the developer that the streets will not be put forward for adoption and will remain private in perpetuity; and,

That the streets will be identified as private through the use of appropriate private street name plates on the entrances to the development from the public highway (to be placed within the site).

REASON: To ensure highway safety, visual amenity and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

12. Informatives

Positive/Proactive - amendments

Anglian Water assets

Anglian Water public sewer

Anglian Water protection of assets

Anglian Water near sewer

Anglian Water drainage

Cadent assets

Fire hydrant

Radon - Protection of Dwellings Informative

Acoustic separation (all domestic dwellings) informative

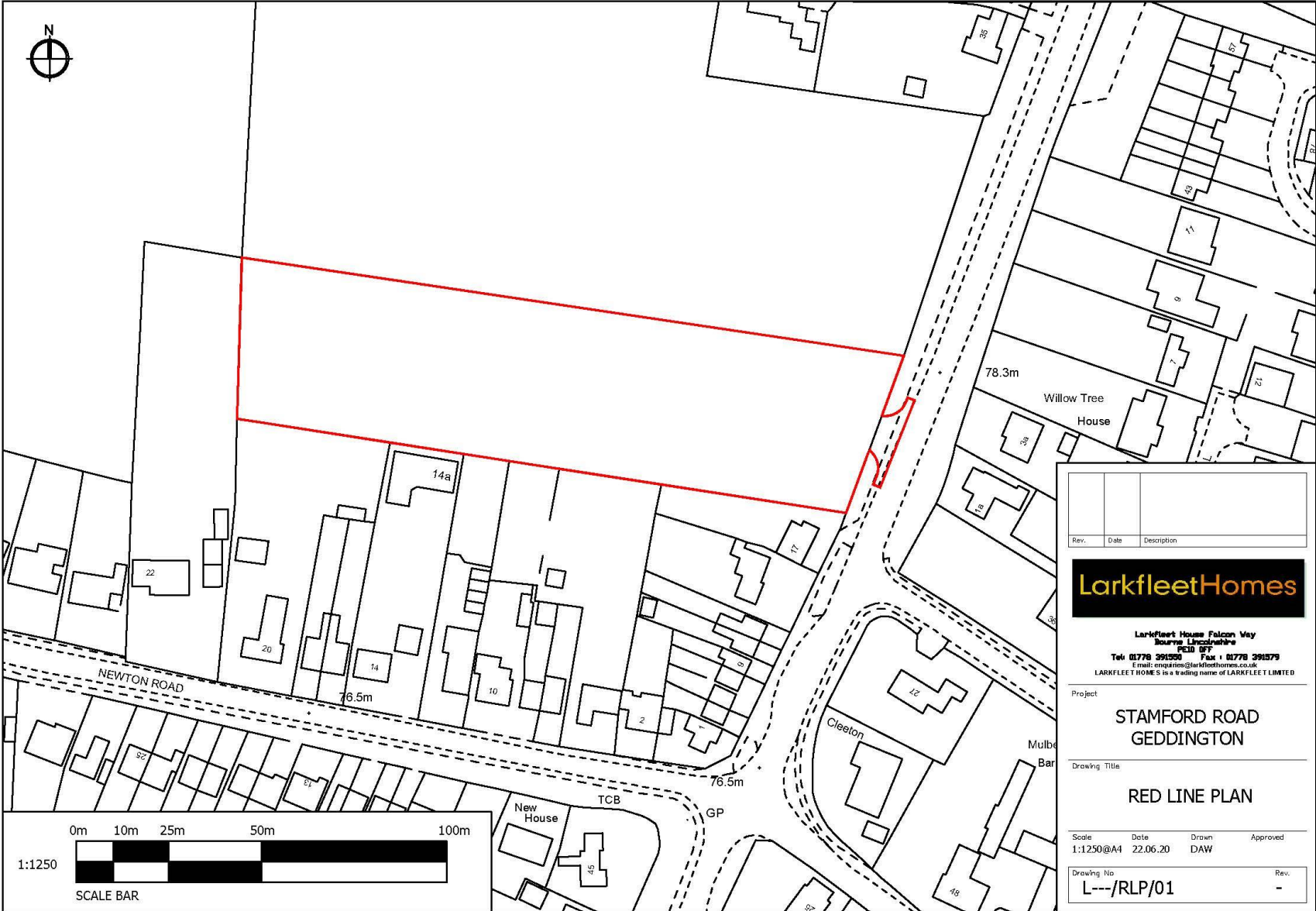
Highways

List of plans

The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

Title	KET Ref.	Agent's Ref	Received Date
Location plan		L-RLP-01	22/06/20
House type		L---/A351/DS/HIP REV A	08/12/2021
House type		L---/A352/DS/HIP REV A	08/12/2021
House type		L---/2434/DS/HIP REV A	08/12/2021
House type		L---/2434/DS/DTD REV A	08/12/2021
House type		L---/A241/DS/HIP REV B	11/01/2022
House type		L--- /A231/DS/SEMI/HIP REV B	11/01/2022
Site layout		100/SITE/03L	25/05/2022
Affordable housing layout plan		L-AFF-01-B	22/06/20

Arboricultural report		AWA3006	09/06/20
Archaeological report		JAC261621	09/06/20
Covering letter	KET/2020/0369/3		09/06/20
Drainage strategy		ADC2217-RP-B-V2	09/06/20
Ecology report		19-2118-V1	09/06/20
KBC affordable housing delivery report	KET/2020/0369/4		09/06/20
Viewpoints		N0795	21/06/2021
Biodiversity Impact Assessment	KET/2020/0369/5		25/01/2022
Design and Access Statement	KET/2020/0369/2B		11/04/2022
Transport plan		ADC2217-DR-001-P2	11/04/2022
Housing Information Email	KET/2020/0369/6		13/04/2022
Housing Information Email	KET/2020/0369/7		19/04/2022
Highways Information Email	KET/2020/0369/8		21/04/2022
Transport Statement		ADC2217-RP-A-V7	25/05/2022



Rev.	Date	Description

LarkfleetHomes

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 LARKFLEET HOMES is a trading name of LARKFLEET LIMITED

Project
**STAMFORD ROAD
 GEDDINGTON**

Drawing Title
RED LINE PLAN

Scale	Date	Drawn	Approved
1:1250@A4	22.06.20	DAW	

Drawing No	Rev.
L---/RLP/01	-