

North Northamptonshire Area Planning Committee (Corby) 22 July 2021

Application Reference	NC/21/00031/REM
Case Officer	Babatunde Aregbesola
Location	Parcel 5 Roman Road Little Stanion Corby NN18 8GT
Development	Approval of reserved matters application of the siting, design, drainage and external appearance of the proposed development, and the means of access thereto, together with landscaping and screen walls/fences for 99 dwellings (Reserved Matter) at Parcel 5 Pursuant to Outline Planning Permission 17/00703/OUT (condition 2)
Applicant	JME Developments Ltd
Agent	iPlan Solutions Ltd
Ward	
Overall Expiry Date	28.04.2021
Agreed Extension of Time	28 th July 2021

List of Appendices

None

Scheme of Delegation

This application is brought to Planning Committee because Little Stanion Parish Council has raised a material planning objection against the reserved matter application pursuant to application reference 17/00703/OUT. The Parish Council has insisted the application be brought before the Planning Committee for consideration.

1. Recommendation

1.1. That planning permission be GRANTED subject to conditions.

2. The Proposal

2.1 The application is seeking planning permission for the approval of reserved matters application of the siting, design, drainage and external appearance of the proposed development, and the means of access thereto, together with

landscaping and screen walls/fences for 99 dwellings (Reserved Matter) at Parcel 5 Pursuant to Outline Planning Permission 17/00703/OUT (condition 2).

- 2.2 This site was granted outline residential planning permission 17/00703/DPA, as part a total 4.02ha, of land of 6 September 2018 and comprised of two parcels of land known as Parcel 5 and Parcel 6. A formal pre-application process, 20/00189/PRC has preceded this application.
- 2.3 The grant of outline residential planning permission was for the erection of no less than 99 and no more than 135 dwellings. A total of 15 dwellings was granted reserved matters approval on Parcel 6 in March 2020, thereby leaving the residual dwelling range of between 84 - 120 dwellings at Parcel 5.
- 2.4 The grant of outline residential planning permission 17/00703/OUT, has established the acceptability of the principle of residential development on two areas of land. The smaller area, Parcel 6, extending to 0.49ha (1.22ac), was granted reserved matters approval 19/00541/REM on 19 March 2020 and condition precedent approval 19/00568/CON on 20 March 2020 for 15 dwellings. The larger area extends to 3.53ha, known as Parcel 5, and is accessed directly via Roman Road. It is the subject of this reserved matters and accompanying conditions precedent application.

3. Site Description

- 3.1 The application site is 4.02ha of land split over two parcels at Little Stanion, Corby. The land is included within an extant permission (04/00442/OUT) and set aside for residential development – it forms part of the wider Little Stanion New Village. The two parcels are the subject of an extant planning permission referenced 04/00442/OUT and set aside for residential development. The parcels forms part of the wider Little Stanion New Village. The lager part of the two parcels is situated to the East of the wider site and the second parcel is set to the South of the subject site both, are vacant and undeveloped, cleared by the developer in anticipation for the commencement of developing the site. The remainder of this report reflects those alterations. Little Stanion New Village is located to the southeast of the town of Corby, and is accessed via the A43 and Long Croft Road. The topography of the site is such that there is a drop from north to south.

4. Relevant Planning History

- 4.1 04/00442/OUT (Residential Development of not more than 970 dwellings; public open space, primary school, and community facilities, associated development including provision of roads and infrastructure, access from Longcroft Road) – Approved 05/07/2006

Various Reserved Matters and Condition discharges related to 04/00442/OUT.

17/00703/OUT: Outline planning application for the erection of no less than 99 dwellings and no more than 135 dwellings, landscaping, and all associated works. Application Permitted

5. Consultation Responses

A full copy of all comments received can be found on the Council's website by visiting the following link: [NC/21/00031/REM | Approval of reserved matters application of the siting, design, drainage and external appearance of the proposed development, and the means of access thereto, together with landscaping and screen walls/fences for 99 dwellings \(Reserved Matter\) at Parcel 5 Pursuant to Outline Planning Permission 17/00703/OUT \(condition 2\) | Parcel 5 Roman Road Little Stanion Corby NN18 8GT](#)

5.1 Parish/Town Council

The Parish Council received the above application after requesting to be included in the observation process. Again, your office failed in their duty to notify Little Stanion Parish Council when initially proceeding with this application. When the letter finally arrived, it was received with a further 4 applications, 2 applications on the same number with different descriptions. It is the understanding of the Parish Council that the following references have not been distributed to the resident's NC/21/00032/CON, NC/21/00033/RVC (twice) and NC/21/00033/RVC.

Therefore, the residents are unable to make an informed decision and comment according. Your department are in breach of your own Regulations/Standing Orders and we must insist that no further action is taken by CBC and the DCC until residents have received all 5 applications and given a chance to reply within the statutory period.

1. Please provide full evidence of where all of the planning application references have been displayed within Little Stanion.
2. It would appear from the drawings submitted by the applicant, that no turning circle has been provided for vehicles such as refuse collectors. On this note, we already have other examples in Little Stanton where the DCC has failed to enforce the correct space for this, now causing an issue with NCC regarding road adoptions.
3. Effects on trees. In Little Stanion this applicant has already shown flagrant disregard on this matter, trees were cut down without permission, damaging the environment and destroying the habitat of nesting birds such as Red Kites which are now a protected species. If this application is allowed to go ahead, this will cause further disruption and devastation along the same path.
4. Continuing with wildlife, it is noted from the applicant's submitted site plan, that plots 29 to 51 inclusive, are planned to be sited adjacent to the area known as "Badger Alley". The construction works and then human activity, is without question likely to cause harm and/or disruption to the local badger population. Please see <https://www.gov.uk/guidance/badgers-protection-surveys-and-licences> for current rules regarding their protection. It is also noted that the applicant has failed to provide any details of how they intend to address this.
5. Highway safety and traffic impact, the applicant has shown on the plan submitted that there would only be one entrance/exit in to the area of development via Roman Road. Little Stanion already suffers with a number of issues on this road, with vehicles often travelling in excess of the speed limit. This road is also on the bus route. It is the firm belief of the Parish Council that this one entrance/exit is a potential accident hot spot. Furthermore, the number of properties the applicant is proposing to build (99), includes a high proportion of 4, 5 and 6 bed roomed homes which increases the number of vehicles in the area feels

like it is more than the current road network can cope with. This in turn will have a knock-on effect increasing the pressure on the roundabout at the junction of Longcroft Road/A43 and A6116. This roundabout has suffered a number of road traffic accidents of late mainly at the key times of day around the school run traffic.

6. There is also a concern with visibility at the entrance/exit junction with properties sited at the edge of the junction. It is felt that the planting shown on the plan would obscure vehicles exiting the development and when turning right will require vehicles pulling out to an unsafe distance to gain full view of any oncoming traffic.
7. Visual impact and design, it is noted by the Parish Council the applicant is proposing a number of three-storey properties. Whilst Little Stanion does have some three-storey homes already constructed it is felt that the planned number within the total is out of keeping with the rest of Little Stanion.
8. Loss of **privacy**, the applicant has shown on the submitted plan, a play area and a games area. Whilst the Parish Council welcomes amenities for residents, it must be pointed out that the aforementioned areas will have an impact on a number of properties facing them, both with loss of privacy, visual impact design, and a potential nuisance from noise. If this is allowed to go ahead some form of screening should be considered. It should also be noted when the home owners of the aforementioned properties bought their homes, they had no idea that a play park would eventually be right outside their doors. The above could also come under your heading of **Overshadowing, Dominate** or oppressive **impact matters**. It is a concern of the Parish Council, that plots 28 & 29 will have a playing pitch used by small school children.
9. Turning now to Relevant planning policies, we refer to the Contract Rights Third Party Act 1999 -

s1(b) of the Act states, "*purports to confer a benefit*" on us. The Parish Council can claim, that a promise was made to the Residents (the Purchasers) that the developer will provide a village Hall, a shop and other amenities etc., when the last house was built and sold".

Under s106 Agreement a promise was made to Corby Borough Council by Corus UK to provide these facilities/amenities for the residents, and under s4 of the said Act, it further states "Enforcement of contract by promisee", it means that it does not affect any right of the promisee to enforce any term of the contract, the Parish Council can argue that "a promise was made, hence the purchase of properties in Little Stanion, so that is consideration given to purchase".

In *Provender v Wood* (1627) 124 ER 318, it held that the claimant (Provender) as a 3rd party has a right to sue the Defendant (Wood). Here are the brief FACTS: Wood agreed with Provender's father to pay £20 to Provender after Provender and Wood's daughter were married. Wood did not pay, and Provender brought action.

The ISSUE was: Can Provender, who was not a party to the agreement, but is the beneficiary of the money, can bring an action for enforcement?

The DECISION of The Court "Finding for the plaintiff" -i.e.; Provender. Other points to consider is that CBC has a "Duty of Honesty", This duty applies to all contracts regardless of contractual intention, although it is not a term, it does forbid lying or knowingly misleading on matters directly related to the performance of the contract.

The Parish Council further believes that Corby Borough Council and its Development & Control Committee and the applicant have breached the S106/S106a agreement by permitting the development of the 15 homes, see 19/00541/REM and this development of a further 99 homes, which will put the total more than the 970 that permission was originally granted for, see 04/00442/OUT.

Observations and remarks

1. Regarding both the play area and games area, we would like to draw your attention to a previous application by the applicant at Little Stanion that CBC passed where a full-sized sports pitch was stated would be installed. This was promised but never delivered and allocated on land that did not belong to the applicant. We do not wish to see history repeating itself.
2. In a pre-Christmas DCC meeting on Zoom regarding CCTV within Little Stanion, a council officer informed the DCC that a certain block of apartments was going to be built within a certain time period. This has turned out not to be the case, therefore misleading DCC members in their decision-making process. In addition to these 99 homes and the said block that the applicant still has to start work on, will without question impact on the lives, safety (CCTV) and the wellbeing of the community.
3. The promised new village hall has been proven to have fallen outside the time frame of the phasing plan laid down from the construction of the village hall. The applicant has shown disregard for the planning permission granted, on document reference 17 00702 DPA VILLAGE CENTRE CONSTRUCTION SEQUENCE DIAGRAM-69485. The DCC accepted that block E and the village hall would be completed within 2 years of planning permission being granted. Today this block has not even been started.
4. Any conditions imposed by the DCC to the developer have not been enforced. We are given to understand the developer was to have paid E9,000 to CBC for the services of the Monitoring Officer. Both CBC/DCC never follow up, checked on or enforced planning conditions.
5. Within the 99 planned new homes, will bring families and children and cars. The village primary school is already oversubscribed. Where are these infant children supposed to go for education? It also highlights the fact all secondary aged school children leave the village by car or bus to travel to their schools. It is not ideal that these children will have to wait for school transport on the main road leading to the Euro Hub. Day and night HGV are passing in and out to pick up or drop off or simply stay overnight. This is far from ideal.
6. Without question, the residents of Little Stanion collectively say the applicant should be required to finish what they have started and promised, both to CBC, the Parish Council and the residents before being allowed to move onto other works.
7. It is clearly wrong of both CBC and the DCC to allow just the one officer to make a recommendation to the DCC. This is not normal practice. They should base their judgement on facts which is sometimes lacking. They are duly elected councillors with a duty of care. It has been shown that some members of the DCC have never been to Little Stanion and one has been recorded as saying - *where is Little Stanion?*

Therefore, in closing The Parish Council would like to extend to members of the DCC by prior appointment, please come and meet the Parish Council in Little Stanion to enable us to show you the situation firsthand.

Weldon Parish Council: No objection to the proposal.

5.2 Neighbours/Responses to Publicity

One representation was received against the application on the following grounds:

Over-development
Unfulfilled promises,
Shortage of basic services,
highway safety, parking, and traffic congestion.

5.3 Local Highway Authority (LHA)

Following the initial objections, the applicant submitted a revised plans to address the issues raised. Therefore, the holding objection was removed and conditions were recommended.

NCC Lead Local Flood Area

Following the initial objection raised, the applicant submitted revised plans and the holding objections were removed regarding water surface drainage.

Environment Agency

Do not wish to comment on the application, as condition 8 (foul drainage details), which was imposed at our request, was discharged under planning application reference 19/00568/CON.

Crime Protection Design Advisor

Following the initial objection raised, the applicant submitted revised plans and the holding objections were removed in regard to secured boundary details.

NCC Sustainability

No response

Tree and Landscape Officer

No response

Anglian Water

No response

Fire Services

No response

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) (2019)

2- Achieving Sustainable Development

5- Delivering a Sufficient Supply of Homes

8- Promoting Healthy and Safe Communities

9- Promoting Sustainable Transport

12- Achieving well-designed places

- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)
Policy 1 – Presumption in Favour of Sustainable Development
Policy 2 – Historic Environment
Policy 3 – Landscape Character
Policy 4 – Biodiversity and Geodiversity
Policy 5 – Water Environment, Resources and Flood Risk Management
Policy 6 – Brownfield Land and Land affected by contamination.
Policy 8 – Place Shaping Principles
Policy 9 – Sustainable Buildings
Policy 10 – Provision of Infrastructure
Policy 11 – The Network of Urban and Rural Areas
Policy 15 – Well-connected Towns, Villages and Neighbourhood
Policy 16 – Connecting the Network of Settlements
Policy 19 – Delivery of Green Infrastructure
Policy 22 – Delivering Economic Prosperity
Policy 28 – Housing Requirements
Policy 29 – Distribution of New Homes
Policy 30 – Housing Mix and Tenure
- 6.4 Emerging Part 2 Local Plan (P2LP)
Policy 1 – Open Space, Sport and Recreation
Policy 6 – Green Infrastructure Corridors
Policy 7 – Local Green Space
Policy 11 – Delivering Housing
- 6.5 National Planning Practice Guidance (NPP) 2014 onwards
On 6th March 2014, the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents and is subject to continuous periodical updates in different subject areas.

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Visual Impact
- Impact on Neighbouring Amenity
- Highway Matters
- Flood Risk and Drainage
- Landscaping

7.1 Principle of Development

- 7.1.1 Section 38(6) of the Planning and Compulsory Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material planning considerations are considered to outweigh it.

- 7.1.2 The Part 2 Local Plan (P2LP) for Corby was submitted to the Secretary of State in December 2019 and is currently undergoing independent examination. It should be noted that given the stage the Local Plan Part 2 has reached in its preparation; it is allocated more than moderate weight in the determination of the application.
- 7.1.3 Policy 1 of the North Northamptonshire Joint Core Strategy (NNJCS) 2016 outlines the presumption in favour of sustainable development that is contained within National Planning Policy Framework (NPPF) 2019, and that the Local Planning Authorities should be taking a positive and proactive approach to applications as a result.
- 7.1.4 JCS Policy 30 sets out the requirements for housing developments to provide a mix of dwelling sizes and tenures to meet current and forecast accommodation needs. P2LP Policy 12 seeks a proportion of serviced building plots to enable the delivery of custom and self-build housing to meet local demand on sites of 20 or more dwellings, subject to viability and the nature of the proposed development.
- 7.1.5 The application site is within the designated residential parcel of the outline planning permission (LPA reference: 17/00703/OUT) approved in August 2018. Thus, the principle of residential development on the site has already been established. Following the grant of the outline permission, there has been no material change to the National Planning Policy Framework (NPPF) and the Local Planning Authority's adoption in 2016 of the North Northamptonshire Joint Core Strategy. There are no policy obstacles to the proposed scheme and the principal of the proposal are considered acceptable in terms of layout and urban design.
- 7.1.6 As this is a reserved matter application submitted pursuant to an outline planning application (17/00703/OUT), the only relevant issues to be considered below are those associated with layout, scale, design/external appearance & landscaping. Ordinarily the application would have been determined under delegated powers but given the material planning objection received from the Little Stanion Parish Council and their insistence the application be brought before the Planning committee.

7.2 **Design and Visual Impact**

Paragraph 127 of NPPF emphasises the need for planning policies and decisions to ensure that developments: will function well whilst adding to the overall quality of the area; establish a strong sense of place by using streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimising development's potential in creating and sustaining an appropriate mix of uses, including incorporation of green and other public space as part of the development; support local facilities and transport networks; respond to local character and history, and reflect the identity of local surroundings and materials; create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.

Policy 8 of the NNJCS recommends that development should: create connected places; make safe and pleasant streets and spaces; ensure

adaptable, diverse and flexible places; create a distinctive local character and ensure quality of life and safer and healthier communities.

Consistent with Policy 8 of the NNJCS and the design-led approach advocated by the NPPF, the suitability of a development must be measured in part on its overall quality and function to ensure development is appropriately located and has regard to both the subject site and the surrounding area.

The applicant has worked with Corby Borough Council at pre-application stage on the proposed layout and design of the site, whereby a number of potential arrangements were analysed. The final arrangement sees 99 dwellings proposed with key design principles of access being provided via Roman Road.

The proposal subject of this application comprises of an area of 3.53ha within which a total of 99 dwellings are proposed immediately to the east of Roman Road and south of the village school and village centre. This scheme will append to the existing open space of Long Meadow containing the lake, and ultimately the hard surfaced games area and equipped play area approved pursuant to planning permission 17/00701/DPA and facilitating the completion of the associated Little Stanion open space.

The proposed housing development is located within the overall residential development of Little Stanion Village. The development site to which this reserved matter application relates is located towards the east of Little Stanion Village.

The existing development is comprised of townhouses, semi-detached and detached dwellings of a height of two and three stories. A mixed-use village square, currently under construction, will serve the development with retail facilities and a community centre. The existing dwellings generally have pitched tiled roofs, red/ochre brick walls and PVC windows. There are existing large areas of structural green open space framing Little Stanion Village. These areas are referred to as Top Meadow, Long Meadow and Short Meadow. The development site to which this application relates is located adjacent to Long Meadow.

The development site is located directly south of the village square. Little Stanion Primary School located adjacent to the village square also serves the development. The existing Little Stanion Village development is comprised of a mix of architectural styles ranging from traditional to modern in architectural composition.

After careful consideration of the local context, character and building forms it was decided that a relative medium/low density would be appropriate for the proposed development. It was consequently agreed that the proposed mix of townhouses, semi-detached and detached dwellings would successfully complement the range of existing dwelling size and type already present or proposed within Little Stanion.

The density for the proposed development is 28 dwellings/hectare. The final design proposal for the development is a total of 99 No. dwellings comprised: 5 x 5 Bedroom + Study Detached house

6 x 4 Bedroom + Study Detached house
11 x 3 Bedroom + Study Detached house
4 x 2 Bedroom + Study Detached house
14 x 3 Bedroom + Study Linked-Detached
56 x 3 Bedroom + Study Semi-detached
3 x 3 Bedroom + Study Townhouses
Total: 99 dwellinghouses

The proposed new dwellings within the development would have a modern architectural aesthetic consisting of a range of detached, semi-detached houses and townhouses. The dwellings will be of a modern aesthetic with a carefully chosen palette of material to compliment the immediate surrounding.

In keeping with a modern architectural style, the proportion of the first floor window openings will have a vertical emphasis. Ground floor sliding patio doors, corner and bay windows will also provide large areas of full-height glazing. Aluminium canopies with timber-effect cladding detailing to front entrances and rear bays will provide a contemporary minimalist appearance. Aluminium/zinc box dormer windows to third stories blend in colour-tone with the grey roof tiles whilst marrying in with the overall modern aesthetic of the proposed development.

Each dwelling has either front door or a principle habitable room facing the street. Most elevation seen from the street has large areas of fenestration to maximise surveillance and bring natural light into the proposed dwelling.

All dwellings within the proposed development are designed to address the street layout. For example, Road A1 to south boundary will have a large, detached dwellings with views towards Long Meadow, Road A1 strong street frontage including feature ironstone 'barn style' detached dwellings to be viewed from the A43 dual carriageway, and Road A2 running from the west to the east of site and is comprised of detached and semi-detached dwellings. Road A2 provides access to shared surface S1.

Dwellings have been deliberately orientated to overlook areas of open space and the streets. Pedestrian links have been designed to be as user-friendly as possible, to connect the new streets to each other.

- 7.2.1 Whilst the proposed development will be of a modern architectural aesthetic, it is considered that the proposed layout and urban design are sympathetic to local character and history, including the surrounding built environment and landscape setting establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.
- 7.2.2 Overall, officers consider that the proposed development is therefore acceptable in terms of layout, scale, density, external appearance, and the design arrangement. Therefore, it is concluded that the proposal would be meet the requirements of paragraphs 126 and 127 of the NPF and Policy 8 of the North Northamptonshire Joint Core Strategy Plan (2016).

- 7.2.3 Policy 8 (b)(ii) states that new development should ensure that ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.
- 7.2.4 The applicant has been engaged in lengthy discussions with the Highways Authority over the last year in relation to the layout of roads and parking on the wider site. Having been consulted, the Local Highways Authority (LHA) raised objections to the proposed development on several grounds including parking layout, visitors parking space, garage, and visibility splay. The applicant submitted a revised plans and additional technical information to address the all the matters raised.
- 7.2.5 The internal road network has been designed for a 20mph speed limit throughout to encourage a safe environment for pedestrians, cyclists, and other vulnerable road users. Raised table junctions have been utilised to provide horizontal displacement at junctions, and shared surfaces have been provided to lower order roads in the hierarchy where vehicular speeds themselves are expected to be walking pace or less. The development is accessed via a priority junction between the existing Roman Road and the proposed Road A1. The internal road network comprises a mix of access roads (Road A1, Road A2 and Road A3), Shared Surfaces (S1 and S2) and Shared Private Drives (P1, P2 and P3).
- 7.2.6 The proposed design aligns with National Planning Policy Framework paragraph 110 c) to 'create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.". NCC Highways Authority were consulted throughout the design process and proposed access roads have been designed to an adoptable standard.
- 7.2.7 The proposed parking arrangement would provide adequate parking for both residents and visitors with garages that are well integrated into the streetscape. The table below showed the parking provision within the proposed development:

Number of bedrooms	Number of dwelling	In-curtilage parking
4/5 bedrooms	11	3 parking space
3 bedrooms	84	2 parking space
2 bedrooms	4	2 parking space

- 7.2.8 Following the receipt of additional information from the applicant, the LHA concluded that the revised plan is fit for purpose and all holding objections are removed subject to recommended conditions. It is considered that the proposals will have no detrimental impact on the highway network.
- 7.2.9 As such, officers consider that, whilst acknowledging the development would add to the traffic flow within Little Stanion, on balance, it is deemed that the development would not have a demonstrable impact upon highway safety or the free flow of pedestrian and vehicular movements. Therefore, the proposal complies with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy (2016) and paragraph 109 of the National Planning Policy Framework (2019).

7.2.10

7.3 Impact on Neighbouring Amenity

7.3.1 Policy 8 of the NNJCS 2016 emphasizes on the need for new development to protect the amenity of the future occupiers, neighbouring properties, or the wider areas from unacceptable harm because of the development.

7.3.2 The applicant has engaged in a lengthy dialogue with the design team of the LPA to bring a housing scheme that is acceptable by virtue of its compliance to Development Plans which seeks to protect the amenity of the future occupiers, neighbouring properties, or the wider areas.

7.3.3 For the new properties, they have been positioned and orientated to have an acceptable relationship with each other. Back-to-back distances are reasonable and whilst there is good overlooking of parking areas/streets, this is not to the detriment of residential amenity. 1.8m high fencing between dwellings also ensures adequate privacy to the gardens of the new properties.

7.3.4 In terms of standards of accommodation, Policy 30(b) on Housing Mix and Tenure from the North Northamptonshire Joint Core Strategy (2016) emphasises that the internal floor area of new dwellings must meet the National Space Standards as a minimum to provide residents with adequate space for basic furnishings, storage, and activities. In both affordable and market sectors, adaptable housing designs will be encouraged to provide flexible internal layouts and to allow for cost-effective alterations (including extensions) as demands and lifestyle changes.

7.3.5 The proposed house types are in accordance with the National Space Standards and satisfies the standards of accommodation criteria and as such considered to be acceptable. Therefore, the proposed development conforms to Policy 8 and Policy 30 of the North Northamptonshire Joint Core Strategy (2016) as well as the National Planning Policy Framework (2019)

7.4 Landscaping

7.4.1 The concept and ambition of the landscape strategy is to create hierarchy and identity within the site layout. Different groupings of plant types have been allocated to each street to give separate identity and a sense of space within each street.

7.4.2 The applicant has submitted a comprehensive landscaping scheme detailing the landscape arrangement, layout which includes street frontage and house frontage.

7.4.3 The dwellings facing onto the main approach towards the east boundary approach to the site have soft shrub planting frontage treatment defined with enclosed railings providing privacy to each dwelling. The main access towards the south boundary (Road A1) through the site is defined by an avenue of Carpinus Betulus hornbeam trees that act to create a sense of arrival.

7.4.4 The foot path has been offset to provide a grassed strip between pedestrian and road users. A feature shrub bed defines the entrance to the site with a

backdrop of three ornamental specimen trees under planted with seasonal bulbs. All planting specification has been guided by the requirements of the specific site conditions and references plant types specified in the design of the adjacent village centre.

- 7.4.5 It is to be noted that the completion of public open space works, landscaping and installation of play equipment and all associated works related to this proposed development has been submitted under the separate application reference 17/00701/DPA with a subsequent S73 application to vary the landscaping and introduction of a retaining wall within the scheme has also been considered alongside this reserved matter application.
- 7.4.6 No objection has been raised by Council's Tree Officer. Overall, it is considered that the proposed landscaping features within the site is acceptable.

7.5 Flood Risk and Drainage

Parcel 5 is an integral part of the Little Stanion new village and is to be served by the all-encompassing SUDs scheme within the village. Flood Risk Report (OCSC, December 2017) that sets out how the proposed public open space links into the drainage strategy for the wider development was approved pursuant to the grant of outline planning permission 17/00703/OUT for Parcels 5 and 6. The overall strategy for the Parcel 5 development is for storm water to flow to the Primary SUDS Pond immediately to the south of Parcel 5 via storm drains and swales. The outlet from the Primary SUDS Pond is then restricted to flow at the agreed discharge amounts at its outlet. The flow from Parcel 5 dwelling element of the site has over sized pipes locally and is to be an integral part of the site-wide system and associated SUDs.

This approach is based on discussions with the EA and Anglian Water that date back to the original permission. Those discussions led to a Flood Risk Assessment (WSP, 2005) that was previously approved as part of 04/00442/OUT and used as the basis for the completions on site to date. This application does not seek to vary the proposals contained within that report in any way, instead proposing that the public open space is completed in accordance with the previously approved strategy.

There are no objections to the proposal from statutory consultees, and it is considered that the proposal will accord with Policies 5 and 8 of the JCS and the NPPF in relation to managing flood risk.

8. Other Matters

- 8.1 One third party representation was received against the application on the following grounds such as: over-development, unfulfilled promises, shortage of basic services, highway safety, parking, and traffic congestion. The issues raised have been adequately addressed within the body of this report.
- 8.2 Health Impact Assessment: Paragraph 91 of the NFFP 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.

- 8.3 As this is a reserved matters application, issues relating to sustainability, impact on the wildlife habitat and ecology will be dealt with relation to relevant planning conditions on the outline planning permission (17/00703/OUT).
- 8.4 S106 Obligations: Ordinarily a scheme for this number of new residential units would involve a s106 agreement to secure various pieces of infrastructure/affordable housing necessary to mitigate against the impact of the development. In this instance the circumstances are, however, very different. This application is covered by an existing Legal Agreement (S106a) that was entered into by the applicant, CBC and NCC on 25th August 2016 and that will continue as part of the development hereby submitted should the application be approved.

9. Conclusion/Planning Balance

The details hereby submitted related to the reserved matter application following the outline permission is acceptable and not considered to cause any significant harm to the character of the area, the amenity of the nearby occupiers would not be unduly impacted, and highway safety will not be jeopardised because of the proposed development.

The proposal will deliver additional residential units commensurate with the vision and objectives originally set out for the new village of Little Stanion. For the reasons set out above it is considered that the proposals are in accordance with the provision of the NPPF as well as the adopted policy position. No material planning considerations indicate that the policies of the development plan should not prevail. As such, it is proposed that the application should be approved subject to the imposition of the following conditions.

10. Recommendation

- 10.1 The recommendation is for approval subject to the following conditions.

11. Conditions

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:
 - a) Planning Statement Prepared by iPlan Solutions Ltd

- b) Design and Access Statement prepared by ARC-ID
- c) Building for Life Assessment Prepared by iPlan Solutions Ltd
- d) 1616-P5-P06 Red-Edged Site Location Plan

- e) 1616-P5-P01 Rev A Proposed Site Layout

- f) 1616-P5-P03A Topographical Survey

- g) 1616-PA03 Rev B Proposed Boundary Treatments
- h) 1616-PA04 Proposed Phasing Plan

- i) 1616-VC-P120 Rev. A Village Centre Previous Approved & Proposed Layout
- j) 1616-P5-P10 Proposed Street Elevations - Roman Road & Road A1

- k) 1616-P5-P11 Proposed Street Elevations - Road A2 South
- l) 1616-P5-P12 Proposed Street Elevations - Road A2 North
- m) 1616-P5-P13 Proposed Street Elevations - Shared Surfaces S1 & P2
- n) 1616-P5-P14 Proposed Street Elevations - Road A3 & Shared Surface S2 West

- o) 1616-P5-P16 Rev A Proposed Retaining Wall
- p) 1616-P5-P20 Proposed House Type A

- q) 1616-P5-P21 Proposed House Type B1

- r) 1616-P5-P22 Proposed House Type B2

- s) 1616-P5-P23 Proposed House Type C1

- t) 1616-P5-P24 Proposed House Type C2

- u) 1616-P5-P25 Proposed House Type D1

- v) 1616-P5-P26 Proposed House Type D2

- w) 1616-P5-P27 Proposed House Type E1

- x) 1616-P5-P28 Proposed House Type E2

- y) 1616-P5-P29 Proposed House Type F

- z) 1616-P5-P30 Proposed House Type G

- aa) 1616-P5-P31 Proposed House Type H

- bb) 1616-P5-P32 Proposed House Type H variations
- cc) 1616-P5-P33 Proposed House Type J

- dd) 1616-P5-P34 Proposed House Type K
- ee) 1616-P5-P35 Proposed House Type L

- ff) 1616-P5-P36 Rev A Proposed Garages

- gg) J156-C-5.100-S1-P06 Proposed Road Layout

- hh) J156-C-5.107-S1-P06 Engineering Layout
- ii) 20-4266 Parcel 5 Planting Layout V3 Schedule and Specification
- jj) 20-4266 Parcel 5 Planting Layout V3 Landscape Masterplan NTS
- kk) 20-4266 Parcel 5 Planting Layout V3 Inset 1
- ll) 20-4266 Parcel 5 Planting Layout V3 Inset 2
- mm) 20-4266 Parcel 5 Planting Layout V3 Inset
- nn) 20-4266 Parcel 5 Planting Layout V3 Inset 4
- oo) 20-4266 Parcel 5 Planting Layout V3 Inset 5
- pp) 20-4266 Parcel 5 Planting Layout V3 Inset 6
- qq) 20-4266 Parcel 5 Planting Layout V3 Inset 7
- rr) 20-4266 Parcel 5 Planting Layout V3 Inset 8
- ss) 20-4266 Parcel 5 Planting Layout V3 Inset 9
- tt) 1616-P5-P15 Proposed Street Elevations - Road A3 & Shared Surface S2 East

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. All soft and hard landscape works are to be carried out in accordance with the approved details in the first planting season following the completion of each housing phase identified on the approved Phasing Plan 1616-PA04 or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted unless the Local Planning Authority gives written approval to any variation.

Reason: To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory in accordance with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

4. No private trees are permitted within 2.5m of the public highway. Highway trees require a minimum verge width of 2m (wider dependant on species).

Reason: To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

5. Prior to the occupation of the dwellings to which they relate development hereby permitted, the car parking area shown on the approved drawings shall be constructed, surfaced, and permanently marked out. The car parking area shall be used for no other purpose thereafter.

Reason: To always ensure adequate parking provision so that the development does not prejudice the free flow of traffic or safety on the neighbouring highway.

6. Prior to the completion of the construction of any dwellings on site, details of the proposed lighting scheme for the entire exterior of the site shall be submitted to and approved in writing by the Local Planning Authority. The uniformity should provide equal quality of illumination in all areas. The scheme shall include low lux levels and a plan showing the position, type and extent of the lighting over the area to be lit. The approved scheme shall be implemented to serve the first occupation of each associated dwelling and shall be retained in that form thereafter.

Reason: To ensure that there is adequate lighting over the associated scheme and to reduce the fear of crime through the creation of a safe environment and accord with policy 8 of the North Northamptonshire Joint Core Strategy 2016.

7. No building hereby permitted shall be occupied or the use commenced until a scheme detailing the location and specification of EV charging facilities serving the dwellings is submitted to and approved in writing by the Local Planning Authority. The approved EV charging point scheme shall then be implemented and retained thereafter.

Reason: To support sustainable transport objectives in accordance with policies 8 and 15 of the North Northamptonshire Joint Core Strategy 2016.

8. No development shall take place other than in accordance with the recommendations contained within the approved Drainage Strategy (S104 Site Wide Adoptable Drainage CSK_033 issue 02, OCSC, 2020), as approved under application NC/21/00032/CON dated 17th June 2021 which shall be implemented in full and retained thereafter.

Reason: to ensure a suitable relationship with water environment and to avoid flood risk, in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

INFORMATIVES

The LHA advised the applicant to take note of the following informatives:

- The applicant's attention is drawn to the fact that no works may commence within the existing highway without the express written permission of the local highway authority. This planning permission does not give or imply such consent which may be forthcoming subject to the completion of an appropriate licence or Agreement under the Highways Act 1980. Any works within the highway shall comply with the local highway authority's standards and specifications.
- The applicant's attention is drawn to the requirement that any new sewer connection required for this development within the highway will require a licence from the local highway authority under Section 50 of the New Roads and Street Works Act 1991.

- The applicant's attention is drawn to the Traffic Management Act 2004 where three-month notice periods to allocate road space (for works within the highway, including footways and verges) is required prior to the commencement of works. Such notice cannot be submitted or commence until the completion of an appropriate license or Agreement with the local highway authority.
- Vehicular visibility splays shall be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level.
- Pedestrian visibility splays shall be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access / footway level.
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