

North Northamptonshire Area Planning Committee (Corby) 22 July 2021

Application Reference	NC/21/00033/RVC
Case Officer	Babatunde Aregbesola
Location	Roman Road Corby Northamptonshire
Development	Variation of condition 2 (approved plan drawings) to include the following plan drawings with approved plans under planning reference 17/00701/DPA; 20-4266 Parcel 5 Planting Layout V2 Inset 1; 20-4266 Parcel 5 Planting Layout V2 Inset 2; 20-4266 Parcel 5 Planting Layout V2 Inset 3; 20-4266 Parcel 5 Planting Layout V2 Inset 4; J156-OCSC-P5-XX-DR-S-1800 P02 Road A1 Retaining Wall Sheet 1 of 2; J156-OCSC-P5-XX-DR-S-1801 P02 Road A1 Retaining Wall Sheet 2 of 2; 1616-P5-P15 Proposed Retaining Wall Elevations.
Applicant	JME Developments Ltd
Agent	Mr Mark Flatman
Ward	Stanion And Corby Village
Overall Expiry Date	26.04.2021
Agreed Extension of Time	28th 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 variation of condition 2 (s73) application pursuant to application reference 17/00701/DPA. 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 variation of condition 2 (approved plan drawings) to include the following plan drawings with approved plans under planning reference 17/00701/DPA; 20-4266 Parcel 5 Planting Layout V2 Inset 1; 20-4266 Parcel 5 Planting Layout V2 Inset 2; 20-4266 Parcel 5 Planting Layout V2 Inset 3; 20-4266 Parcel 5 Planting Layout V2 Inset 4; J156-OCSC-P5-XX-DR-S-1800 P02 Road A1 Retaining Wall Sheet 1 of 2; J156-OCSC-P5-XX-DR-S-1801 P02 Road A1 Retaining Wall Sheet 2 of 2; 1616-P5-P15 Proposed Retaining Wall Elevations.
- 2.2 The application seeks to amend the approved schedule of drawings currently approved pursuant to planning permission 17/00701/DPA to facilitate the discharge of the reserved matters in respect of parcel 5 following the grant of outline planning permission 17/00703/OUT issued on 6 September 2018.
- 2.2 The unusual shape of Parcel 5 is as a consequence of the legacy of a proceeding grant of planning permission issued to Berbank 09/00127/DPA pursuant to the long-lapsed outline planning permission 04/00442/OUT of 4 July 2006. The subsequent S106a Modification issued by Corby BC on 25 August 2016 facilitated the completion of Little Stanion following the difficulties experienced by the site caused by the 2008 recession.

3. Site Description

- 3.1 The application site is 12.18ha (30.1 acres) of land accessed from Roman Road at Little Stanion, Corby. The land is already partially landscaped and used as public open space as part of the Little Stanion development which was given Outline consent in 2006 (04/00442/OUT).
- 3.2 There are already significant areas of landscaping and planting on site, which this application seeks to augment. The land benefits from existing swales and a sustainable urban drainage system that serves the residential component of that wider scheme.

4. Relevant Planning History

- 4.1 17/00701/DPA: Full planning application for completion of public open space works, landscaping and installation of play equipment and all associated works. Approved 25.04.2018.
- 4.2 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.

5. Consultation Responses

A full copy of all comments received can be found on the Council's website by following this link: [NC/21/00033/RVC | Variation of condition 2 \(approved plan drawings\) to include the following plan drawings with approved plans under](#)

[planning reference 17/00701/DPA; 20-4266 Parcel 5 Planting Layout V2 Inset 1; 20-4266 Parcel 5 Planting Layout V2 Inset 2; 20-4266 Parcel 5 Planting Layout V2 Inset 3; 20-4266 Parcel 5 Planting Layout V2 Inset 4; J156-OCSC-P5-XX-DR-S-1800 P02 Road A1 Retaining Wall Sheet 1 of 2; J156-OCSC-P5-XX-DR-S-1801 P02 Road A1 Retaining Wall Sheet 2 of 2; 1616-P5-P15 Proposed Retaining Wall Elevations. | Roman Road Corby Northamptonshire](#)

5.1 Little Stanion Parish Council

1. 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.
2. Please provide full evidence of where all of the planning application references have been displayed within Little Stanion.
3. 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.
4. 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.
5. 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.
6. 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.

7. 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.
8. 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.
9. 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 afore mentioned 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.
10. Turning now to Relevant planning policies, we refer to the Contract Rights Third Party Act 1999 -

s1(b) of the Act slates, "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 3^d 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.

5.2 Neighbours/Responses to Publicity

Public consultation was carried out by way of by way of site notice (posted up 12.02.2021), press advertisement in Evening Telegraph (18.02.2021) and by

letter notification to 32 neighbouring properties on 09.02.2021. During the statutory consultation period, no third-party comments or objections were received.

5.3 Local Highway Authority (LHA)

Following a revised plan drawing submitted by the applicant, the previous objections raised by highways were removed and proposal recommended for an approval subject to conditions.

Environmental Health Officer (EHO)

No objection and no comments

Environment Agency

No comments

Sustainability Officer

No comments

Crime Prevention Design Advisor

Following the receipt of revised drawings from iPlan Solutions regards designing out crime, all previous holding objections were removed and recommended approval for the following applications: NC/21/0031/REM - NC/21/00032/CON - NC/00033/RVC - NC/000034/RVC. The revised drawings being applied to the afore mentioned applications as appropriate.

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

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

List relevant policies here e.g.
Policy 1 – Presumption in Favour of Sustainable Development
Policy 3 – Landscape Character
Policy 8 – Place Shaping Principles

6.4 Local Plan – Part 2 Local Plan for Corby (Submission version)

Policy 6 – Green Infrastructure Corridors

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Visual Impact

- Highway Matters
- Landscaping

7.1 Principle of Development

7.1.1 The proposals comprise a revised scheme on land which was previously granted outline permission for public open space under planning reference 04/00442/OUT (05/07/2006) and recently granted planning permission again under planning reference 17/00701/DPA dated 25.04.2018. There have been no changes to national or local policies in the interim period that would suggest a change or alter the principle of development with the extant permissions. The principle has therefore already been established and is not up for debate with this application. That said, the development of this site for public open space purposes is still in accordance with the JCS and the NPPF. Thus, the principle of this development is still considered acceptable. What follows is a consideration of the relevant detailed factors.

7.2 Visual Impact and Landscaping

7.2.1 The current s73 application seeks changes to the approved plan drawings under 17/00701/DPA to facilitate the amendments required to the south of Parcel 5 following the grant of outline planning permission 17/00703/OUT for the erection of dwellinghouses. It is pertinent to note that the land rationalization to the south of Parcel 5 occurs on the existing public open space.

7.2.2 The current application will not deviate from the landscape scheme that was previously approved but rather introduce changes that will allow a seamless implementation of outline planning consent on the adjacent land for the development of dwellinghouses layout.

7.2.3 The applicant suggested in its letter sent to the council that to successfully achieve an adequate fall for the drainage system within Parcel 5 (adjacent site for residential development) there is a consequential knock-on requirement to raise the level of Road A1 that defines the southern perimeter of the residential layout. Therefore, there is a need to regrade soil levels between the southern boundary of this road and the open space to the south beyond.

7.2.4 The associated landscaping at this interface is detailed in the submitted Lockhart Garrett Landscape Detailed Planting Masterplan drawing for Parcel 5, 20-4266 V2, and comprise the consequential adjoining amended component plans forming part of this application to the adjoining public open space. The landscaping within Parcel 5 will provides opportunity to plant trees to frame Parcel 5 immediately to the south along Road A1. There is also associated landscaping proposed overlapping between the two areas to ensure the holistic integration of Parcel 5 with the open space to the south is seamless.

7.2.5 In addition to the soil regrading, there is also a consequential necessity to re-site the existing footpath around the north of the existing lake and for the introduction of a 61m long section of tapered low retaining wall that will range from 1m to 1.2m in height and as detailed in the submitted OCSC retaining wall drawing J156-OCSC-P5- XX-DR-S-1801 P02 Sheet 2 of 2. The wall will be faced with natural ironstone.

7.2.6 The Public Open Space at Little Stanion extends around the Northern, Western, Southern and Southeast boundary of the village. There is also a green corridor through the centre (the Long Meadow), and a smaller green corridor in the Southwestern section (the Short Meadow). This layout was approved as part of the original Outline Application (04/00442/OUT), which gave permission for the wider development. Consequently, it granted planning permission recently under 17/00701/DPA.

The proposed changes to previously approved plans are acceptable and considered to further enhanced the holistic development of the entire site. It is considered to present a suitable form of development that will be to the benefit of the character of the village and surrounding area. Importantly it will provide a visual buffer between the built form and the open countryside to the southwest.

7.2.7 In addition to the soil regrading, there is also a consequential necessity to re-site the existing footpath around the north of the existing lake and for the introduction of a 61m long section of tapered low retaining wall that will range from 1m to 1.2m in height and as detailed in the submitted OCSC retaining wall drawing J156-OCSC-P5- XX-DR-S-1801 P02 Sheet 2 of 2. The wall will be faced with natural ironstone.

7.2.8 The proposed new elevated road will sit behind the top part of the retaining wall alongside the new footpath around the north of the existing lake area. The proposed changes will be visible from the street scene. Having been consulted, the highway raised no objection to the proposed development and concluded that it is acceptable such that it will not jeopardise highway safety for all users. The proposals will upgrade existing footpath links around the new village and enable greater links with the open countryside that adjoins it.

7.2.9 It is deemed that the proposal is in accordance with the requirements of the NPPF and Policies and 8 and 15 of the JCS in so far as they have regard to highway safety and connectivity.

8. Other Matters

8.1 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.

9. Conclusion

9.1 The proposal will deliver an area of public open space commensurate with the vision and objectives originally set out for the new village of Little Stanion and would facilitate the development of the adjacent site. For the reasons set out above it is considered that the proposal to vary the previously approved plans 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 3 years from the date of planning permission reference 17/00701/DPA dated 21.05.2018.

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 approved under application 17/00701/DPA, as amended by the non-material amendment approvals 18/00483/NMA, 18/00785/NMA and NC/21/000 22/NMA shown in the applications as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- a) 17/00701/DPA approved 21 May 2018
- b) D 17-2405 Red Edged Ordnance Survey Location Plan
- c) D17-2404 POS Rev4 Area Site Plan (Received 27/06/2018)
- d) M17-2406 Rev5 New Masterplan for Little Stanion (Received 27/06/2018)
- e) D17-062 Rev10 Detailed Landscape Design Plan (Received 27/06/2018)
- f) D17-2219 Details Landscape Design Plan Rev 6 (Received 27/06/2018)
- g) 17-1220 Landscape Statement
- h) 17-2367 Landscape Management Plan
- i) D17-2401 Rev4 Play Area Cross Sections (submitted 18/04/2018)
- j) 6020-046 Turnstile
- k) 6020-086 Junior Comment-Chequer Deck
- l) 6060-058 Holly Hedgehog
- m) 6060-076 Streetboard
- n) DRAKE09-900 Drake
- o) LSW 18-1.8m Log Swing (Cradle)
- p) NSW 24-2.4m Log Swing (Flat Seats)
- q) LSW 24BN-Birds Nest Swing
- r) PICUS6SS-Pick Up Sticks Six (SS Slide)
- s) 6020-071 Rock N Roll Roundabout
- t) 6060-57 Freddie Frog
- u) MARC 006-600 Young Explorer Marco Polo
- v) 6020-063 Double Zig Zag Twister
- w) 6020-088 Toddler Comet-Chequer Deck
- x) 6060-066 Rock N Roll
- y) 6060-075 Long Skateboard
- z) 6070-054-454-Talking Flowers
- aa) RALEE 196-600-00 Raleigh
- bb) Kickabout Area Fencing Details

- cc) Square Closed Goal Module
- dd) CW06 Leg Press
- ee) CW08 Skier
- ff) CW12 Air Walker
- gg) CW15 Body Twist
- hh) CW23 Arm Bike
- ii) CW36 Stepper
- jj) CW 57 LatPull-ChestPress Combi

- kk) S.96a 18/00785/NMA approved 14 June 2019
- ll) 18-1541 Detailed Landscape Design Pack comprising 81xA3 sheets inc. 7
- mm) Corby BC Logo Bin Image and Specification
- nn) Indicative Little Stanion Bin Locations, Existing and Proposed NTS
- oo) Supporting letter (reference 17/018/MJF) dated 22nd of November 2018

- pp) S.96a NC/21/00022/NMA approved 3 March 2021 20-4721 V2 Overview & Planting Schedule 20-4721 V2 Planting Schedule
- qq) 20-4721 V2 Detailed Landscape Design, Inset 1
- rr) 20-4721 V2 Detailed Landscape Design, Inset 2
- ss) 20-4721 V2 X-Section A
- tt) 20-4721 V2 X-Section B
- uu) Supporting letter (reference 17/018/MJF) dated 16th January 2021

- vv) S.73 NC/21/00033/RVC
- ww) 1616-OS-P003 Red Edged Site Location Plan
- xx) 1616-P5-P01 RevA Proposed Site Layout
- yy) 20-4266 Parcel 5 Planting Layout V3 Inset 1
- zz) 20-4266 Parcel 5 Planting Layout V3 Inset 2
- aaa) 20-4266 Parcel 5 Planting Layout V3 Inset 3
- bbb) 20-4266 Parcel 5 Planting Layout V3 Inset 4
- ccc) 20-4266 Parcel 5 Planting Layout V3 Landscape Masterplan NTS
- ddd) J156-OCSC-P5-XX-DR-S-1800 P02 Road A1 Retaining Wall Sheet 1 of 2
- eee) J156-OCSC-P5-XX-DR-S-1801 P02 Road A1 Retaining Wall Sheet 2 of 2
- fff) 1616-P5-P15 Rev A Proposed Retaining Wall Elevations
- ggg) Supporting Letters (reference 20/009/MJF) dated 24th January, 2nd and 3rd March 2021

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. No development shall take place other than in accordance with the Construction Management Plan (JME 2018) as approved under application 18/00455/CON on 15 October 2018.

Reason: In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development in accordance with Policy 8 and 15 of the North Northamptonshire Joint Core Strategy.

4. No development shall take place other than in accordance with the recommendations contained within the approved Flood Risk Report (OCSC, 2017), which shall be implemented in full and retained thereafter.

Reason: To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

5. No development shall take place other than in accordance with the recommendations contained within the approved Drainage Strategy (OCSC, 2017), 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.

6. No development shall take place other than in accordance with the recommendations contained within the approved Ecology Report (Lockhart-Garrett, 2017), which shall be implemented in full and retained thereafter.

Reason: To ensure a net gain in biodiversity is provided across the site, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

7. The Multi-Use Games Area facility will be built and retained thereafter as per the approved details as specified on drawings 21, 22 and 23 of the submitted Detailed Landscape Design D17-2219 submitted on 27 June 2018 and utilising the Wickestead Wildcats acoustically dampened fencing.

Reason: In the interests of safe operation of the facility and ongoing maintenance thereof, in accordance with Policy 7 of the North Northamptonshire Joint Core Strategy.

8. The development hereby approved shall be laid out in accordance to the approved plan drawing 1616-P5-P01 RevA Proposed Site Layout

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