



North Northamptonshire Planning Committee (North) 7th June 2023

Application Reference	NC/22/00464/DPA
Case Officer	Farjana Mazumder
Location	Land South Of Kettering Road Weldon
Development	Full Planning Application for the Erection of an Entry Level Exception Site of 22 Dwellings, Associated Infrastructure and Landscaping
Applicant	Wulff Asset Management Limited
Agent	Harris Lamb Limited
Ward	Corby Rural
Overall Expiry Date	8 th February 2023
Agreed Extension of Time	9 th June 2023

List of Appendices

None.

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there are 5 or more written objections to the proposal and comes before the Committee for determination.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions and the completion of a Section 106 Legal Agreement.

2. The Proposal

- 2.1 The application proposal is for the erection of entry-level homes and associated infrastructure at Land to the South of Kettering Road, Weldon.
- 2.2 The proposal is for a housing development, comprising: 2 x 1-bedroom units, 11 x 2-bedroom units and 9 x 3-bedroom units; and access directly from Kettering Road.

3. Site Description

- 3.1 The application site is situated to the south-east of Kettering Road. The subject site is located in an open countryside and outside the settlement boundary of Weldon.
- 3.2 The topography of the site is such that the land slopes down away from Kettering Road to the south-east boundary. The site is bounded to the north-east by the residential properties; agricultural land to the south-east, south-west and west; and Kettering Road to the north-west. The site is a greenfield land and comprises an area of 0.99ha.
- 3.3 The site has an existing access from the west off Kettering Road.

4. Relevant Planning History

- 4.1 19/00283/DPA- Stopping up of existing access and replacement with new access approximately 90m to the south west. Application permitted on 7th August 2019.

5. Consultation Responses

- 5.1 **Environmental Health:** (12.01.2023) Environmental Health Officer (EHO) has reviewed Phase 1 – contaminative uses desk study and site walkover survey' reference JN1707 issue 1 dated 14 September 2022 by ST Consult and advised it is accepted.

In terms of noise, a planning condition has been suggested by EHO which will require applicant to submit a Noise Impact Assessment report.

(05.04.2023) No comments/objection.

- 5.2 **Local Plans Section-** (23.12.2022) Corby Local Plan Section were consulted on this application. The key comments are as follows:

Policy 11 of the 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 exceptions can be made under the provisions of Policy 13 of the Joint Core Strategy. Policy 13 of the Part 2 Local Plan expands on Policy 13 of the Joint Core Strategy in supporting custom and self-build housing under exceptional circumstances.

The latest 5-year housing land supply calculations demonstrate that North Northamptonshire Council has a 7.05-year supply of deliverable housing land against Local Housing Need requirements[1].

In view of the above, the proposal is currently considered to contradict with Policy 11 and 29 of the Joint Core Strategy.

It is acknowledged that the available evidence shows a notable need for affordable housing in North Northamptonshire but the specific need for entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), has not been established in line with paragraph 72 of the Framework.

Most of the affordable need identified in the Strategic Housing Market Assessment Update is for affordable rent. Where low-cost home ownership has been provided, this has tended to be shared ownership because it is accessible with a lower deposit.

National Planning Practice Guidance provides no specific guidance about how the supply of housing to meet the need for entry-level homes should be calculated. It should however be noted that sale of homes priced below lower quartile prices would potentially be affordable to the target group for entry-level homes and arguably would mean there is a much more limited need for this form of affordable housing.

The Council has appointed consultants, Icenl, to undertake a Housing and Economic Needs Assessment to provide updated evidence on housing needs in North Northamptonshire, including need for the types of tenures that are acceptable forms of affordable housing. The study is due to report early in 2023.

In order to respond to the comments above and satisfy the requirements of paragraph 72 of the NPPF, it is suggested that the applicant engages with colleagues in Housing Development and Enabling to establish where there are any sources of data available to help identify the need for affordable homes, including indicators of need for entry-level housing within North Northamptonshire.

Due to the issues stated above, and based on the information submitted, Planning Policy officers are currently unable to support this application.

(18.01.2023) Local Plans Section has been re-consulted on the amended scheme (60% rent and 40% shared ownership). Policy Officer has confirmed that the positive shift by the applicant towards an increase in rental properties is welcomed and support from housing colleagues is noted. Therefore, the proposed development of an entry-level exception site at Land South of Kettering Road, Weldon is supported in principle, subject to compliance with any local design policies and standards.

- 5.3 **Tree Officer-** (05.12.2022) In order to fully assess the impact of the development, the Tree Officer recommended the following should be submitted-
- the retention of the existing category B trees and hedges (excepting T3, the category U Field Maple)
 - an Arboricultural Impact Assessment
 - an Arboricultural Method Statement and
 - a Tree Protection Plan
- 5.4 **Ecologist-** (16.12.2022) No objection. Council's Ecological Adviser stated that the proposal can demonstrate a net biodiversity gain, which would satisfy JCS Policy 4 and NPPF paragraph 174. However, the Officer have suggested that applicant need to submit the entire metric workbook for verification by the planning authority and to provide evidence for the public record.

The Officer also recommended conditions related to construction environmental management plan (CEMP: Biodiversity) and 30 year Habitat Management Plan (HMP).

- 5.5 **Archaeology** - (10.01.2023 and 04.04.2023) No objection. Archaeological Advisor has assessed the submission and provided the following comments:

The application site is located to the south of Weldon and on the south side of Kettering Road. It lies on the northern edge of an area of historic quarrying; the land to the north of the road is also known to have been quarried. The county Historic Environment Record indicates that in the 1960s earthworks thought to be of archaeological origin were visible within the site, but no further information is available. Medieval settlement is thought to have been present to the north east but it is not known if any activity extended into the site.

The NPPF, in paragraphs 194 and 195, stresses the importance of pre application discussions in order to assess the significance of potential heritage assets. Normally the assessment would take the form of an evaluation prior to determination; however, in this case a condition for a programme of archaeological works is recommended. The programme of works should comprise evaluation by trial trenching in the first instance, followed by any detailed investigation work that may be required as a result of the evaluation. I will be happy to provide a brief for the programme of works.

The proposed development may have a detrimental effect upon surviving sub-surface archaeological remains. Such effects do not represent an over-riding constraint to development provided that adequate provision is made for the investigation and recording of any remains so affected. In order to secure this please attach a suitable condition for a programme of archaeological work as recommended above and in line with NPPF paragraph 205 to any permission granted in respect of this application.

- 5.6 **Housing Strategy**- (09.01.2023) Housing Strategy has been consulted on this application. In their view, the need for discounted open market sale units will be met in future by the NPPF requirement for at least 25% of affordable housing on section 106 sites to be provided as First Homes.

The officer confirmed that the latest evidence supports the previous evidence contained within the *Strategic Housing Market Assessment* that the overwhelming need is for rented homes. On this basis they would therefore request that the tenure mix is flipped to **60% rent and 40% shared ownership** to reflect that need, whilst taking into account the viability of delivery.

In terms of the house type mix, Council has a need for all house types from 1 to 4+ beds. It would therefore be the preference that at least 1x four bed house is included within the scheme to ensure that the development meets the identified need.

(11.04.2023) Housing Strategy Officers have been re-consulted on the revised layout and housing types. They have confirmed that the amended layout and housing types are acceptable.

5.7 **Crime Prevention Officer-** (01.12.2022) No objection. The Crime Prevention Officer has been consulted on this application and provided the following recommendations:

- *Full boundary treatment details to dwelling plots and communal areas should be submitted and agreed in writing by the LPA. Details should include type and height of walls/fencing, locking gate facilities, anti-vehicle barriers and bollards.*
- *Details of the proposed lighting scheme for adopted and private driveways shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the lux levels and a plan showing the position, type and extent of the lighting over the area to be lit.*
- *Details of the proposed enclosed secure bicycle parking for each dwelling shall be submitted to and approved in writing by the local Planning Authority. Sheds should be secured according to Secured by Design guidance i.e. No window – Door hinges need to be bolted through the shed fabric – Two Hasp and Staples that meet Sold Secure ‘Silver’ approval should be used, they should be positioned 200-300mm from the top and bottom of the door, and should be fitted with coach bolts – Any Padlocks should meet Sold Secure ‘Silver’ accreditation. – a security anchor should be fitted inside the shed meeting Sold Secure ‘Silver’ accreditation and securely fitted to the manufacturers specification.*

(26.05.2023) Crime Prevention Officer has been re-consulted on the revised scheme and the comments are as follows:

The footpath link from the adjacent development passes too close to plots 20/21/22 and also in between the dwellings and their car parking. This is likely to create nuisance issues for the residents and increases the potential for crime. These houses also have no defined perimeter so encroachment onto perceived ‘private space’ is likely and there is no buffer between the path and the house frontage.

Where fence lines abut parking areas or open space the fence should be augmented with a trellis topping to reduce opportunities for climbing over.

Not all parking to the side of dwellings is overlooked from within the ground floor routinely inhabited rooms. Where blank gables are adjacent to parking spaces a window should be introduced on the ground floor to enable active surveillance.

5.8 **Local Highways Authority-** (20.12.2022) Highways observations and recommendations are as follows-

1. *22no. dwellings are proposed comprising of x2 1-beds, x11 2-beds and x9 3-beds.*
2. *The TRO mentioned within the Transport Statement is as acknowledged, not agreed in totality at present and indeed there is the possibility that an altogether different scheme could come forward and as such, traffic movements left out of the site could also be possible.*
3. *An accurate and scaled plan is requested detailing of how the site interacts with the gateway speed feature on Kettering Road and the prospective TRO scheme. Visibility splays will depend on the sighting of the access relative to the*

speed feature. An x value of 2.4m is required at both accesses and splays are permitted to extend 1m into the carriageway beyond the kerb line. Appendix J of the Transport Statement details splays less than required. It is not clear how they have been obtained/calculated.

4. Footway widths less than 2m as shown in the Proposed Access plan (815-TA11 Rev. A, MAC, 07/10/22) are not adoptable and cause highway safety concerns. The LPA should consider the enhancement of the footway fronting the site must be a minimum of 2m wide. It should extend up to the junction with Church Street to 2m to provide a safer, more connected footway link and further encourage the use of alternative modes of travel.

5. Tactile crossing points at all junctions are required (buff in colour) to the LHA Audit Team's specification.

6. The site is over 400m from the nearest bus facilities. As a minimum, a 4-week or one-month Megarider ticket for the local area, one per unit on first occupation is secured.

7. Preliminary Site Layout (22002-01-SK102-C, RDC, June 2022) is noted.

8. With regards to the transition to the adoptable shared surface:

a. The road must come in at the width of the shared surface.

b. 900mm ramp up to a kerb height of 25mm from the standard road is required (the ramp will end at the end of the radii). If the road is already ramped, this is not required.

c. The 2m footway must continue around to a point 2m past the radii / end of the ramp.

9. The length of the turning head arm fronting plots 17/18 should be reduced to such a length such that the 4-axle refuse vehicle is able to safely negotiate its turning manoeuvres without overrunning the service margins. The tracking plan (815-TA12, MAC, 07/10/22) shows unnecessary excess highway which would likely to not be adopted. Tracking should also be carried of the shared surface and access with the 4-axle refuse vehicle opposed by a large private car.

10. Any private trees less than 2.5m from the prospective highway boundary will need to be of a species commensurate to the Audit team's Highway Cultivation Guide and require an adequate tree pit. Hedgerows/shrub planting adjacent to the highway must be offset by 1m to allow for growth without significant encroachment as it matures.

11. The parking arrangement for plots 16/17 will rely on perfect parking practices to ensure all bays are accessible. There are concerns with access/egress of the end bays. The arrangement should be revisited.

12. Visitor parking lay-bys on the adoptable shared surface must be laid out such that the 1.5m service margin wraps around the lay-by as demonstrated below.

13. Cycle parking must be supplied at a minimum of 1 secure, covered space per bedroom hence 3 bed dwellings should have at least 3 cycle parking spaces.

14. The applicant/LPA should consider the provision of EV charging facilities at all dwellings. This could be up to the duct work to allow for the final unit to be installed at a later date.

15. Comments with respect to the Travel Plan (Framework Travel Plan, MAC Ltd, 815-TP-01-0, Revision 0: October 2022) will be provided at the earliest.

(17.04.2023) Applicant has submitted additional information to address highways concern. Highways Authority has confirmed their acceptance of the proposal subject to planning conditions related to construction management plan, engineering construction and drainage details of the footpath work; and S38 Works.

Highways final observations are as follows:

Observations:

1. *The provision of the 2m footway link is noted. It will need to form part of a suitably worded pre-occupation condition for the offsite highway works to be dealt with through a Section 278 audit. The LHA would require site of the Technical Audit approval letter to recommend its discharge. The applicant is advised to seek confirmation of the Speed Limit Review Panel (contact: Mr Simon Mills Simon.Mills@kier.co.uk) to confirm the minor re-location is of no concern/issue.*
2. *A 4-week or one-month Megarider ticket for the local area, one per unit on first occupation is to be secured.*
3. *Triple tandem parking is proposed for plots 16/17/18. This is not accepted as again, it relies on proper parking practices amongst all users. Whilst 2 tandem parking drives can be located adjacent to each other, the parking solution for the third should be re-considered. The parking for plot 17 for example, could be located on the opposite side of the road to the dwelling, immediately off the highway.*
4. *Comments with respect to the Travel Plan (Framework Travel Plan, MAC Ltd, 815-TP-01-0, Revision 0: October 2022) which is unapproved have been provided.*

- 5.9 **Environment Agency-** (19.12.2022) No objection. The Agency draws attention to the fact that the proposed development is located within 250 metres of an historic landfill site that is potentially producing landfill gas.

Therefore, suggests that the developer should consider the potential risk to the development from landfill gas, ensuring that appropriate assessments have been carried out to identify potential risks.

- 5.10 **Lead Local Flood Authority (LLFA)-** (04.01.2023) Drainage Officer has requested additional information to fully assess the proposal.

(18.05.2023) Further consultation has been carried out with LLFA on the additional information provided the applicant. The officer reviewed the following documents:

- Lead Local Flood Authority (LLFA) Response 23rd December 2023
- Response Letter, MAC Ltd, 9th March 2023

And advised that if the suggested planning conditions related to surface water drainage scheme, management and maintenance of the surface water drainage system and Verification Report; are included, the impacts of surface water drainage will have been adequately addressed at this stage.

- 5.11 **Anglian Water-** (05.12.2022 and 14.04.2023) No Objection. Anglian Water has stated that there are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site.

They have also confirmed that foul drainage from this development is in the catchment of Corby Water Recycling Centre which currently does not have

capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Anglian Water has assessed the Flood Risk Assessment 815-FRA-01-0 Oct 22 and conformed that 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 under Section 106 of the Water Industry Act 1991.

- 5.12 **Conservation Officer** - (16.01.2023) No objection. Conservation Officer has assessed the submission and commented that the development is small in scale and extends the existing previously approved residential site and on a heritage basis will have minimal impact on the adjacent conservation area and listed buildings, ideally the elevations facing onto Stamford Road, should contain or be constructed of limestone, in order to more accurately reflect the vernacular architecture and local materials of the village.

The officer also recommended that ideally the use of UPVC should be limited across the site, utilising traditional materials, adjacent to the conservation area and the use of limestone to the Stamford Road elevations.

- 5.13 **Safer Community**- (05.12.2022) No comments/objection.

- 5.14 **Waste Team**- (30.11.2022) No comments/objection.

- 5.15 **Fire Officer**: No comments received.

- 5.16 **Leisure Services**: No comments received.

- 5.17 **Weldon Parish Council**: (15.12.2022) Objection. Weldon Parish Council has been consulted on this application and provided the following response-

WPC received a letter from the Applicant's agent in July 2022 outlining the proposals, suggesting they wished to consult the community and asking for comments prior to a formal planning application being made. A written response was sent on 1st August 2022 with observations on relevant policy. Apart from the acknowledgement WPC have not received any reply to the points we raised. The formal planning application does not appear to show any changes to the first proposals received in July 2022 and commented on by WPC, We have received no justification for the applicant to ignore the points raised on policy. It is our opinion a consultation should be a conversation, to exchange and discuss views, the applicant has failed to facilitate this.

Weldon Parish Council OBJECT as follows:

The applicant is bringing the site forward as an entry level exception scheme under the NPPF, where is the evidence of need for more affordable housing in Weldon Parish? We believe none has been offered, and the proposals fail the requirement.

There are two major consented developments in Weldon Parish, namely Priors Hall Park and Weldon Park, both have affordable housing provision obligations

and allocations, consented and to be built. We believe the local affordable housing need is already satisfied several times over.

We are advised that the Unitary Authority classifies all open land as public amenity space - as this is currently undeveloped open space, how will the applicant demonstrate

The land is no longer needed by the community

The availability/provision of a similar size open space to compensate for the loss?

Part 2 Local Plan - Green Infrastructure

Policy 6 of the P2LP (Part 2 Local Plan) seeks to protect and enhance Green Infrastructure corridors, as set out in the North Northants Green Infrastructure Delivery Plan. The Inspector has recommended the inclusion of Main Modification 5 (MM5) as a requirement including where corridors overlap with other existing land uses.

The policy also outlines 5 ways in which corridors would be protected and enhanced, encouraging biodiversity improvements in and around developments.

As well as being open countryside the site off Kettering Rd is also part of an important wildlife corridor that links the Rookery and open countryside and woodland to the south and east of the village to Weldon Woodland Park and from there all the way into the centre of Corby itself. We believe there is evidence of badger setts close by the location, it is also probably part of their foraging territory.

Has the applicant carried out the necessary investigations and Environmental Assessment to the satisfaction of the Environmental Officer?

How will this development enhance the existing green infrastructure corridor, and meet the requirements of the Green Infrastructure Delivery plan? Sustainability and reduction of carbon footprint is a primary consideration for all development, and should be in the DNA of these proposals. Any new development for low-income households should be low-energy, carbon-zero in operation, to eliminate fuel poverty for those with the biggest need.

In summary

Weldon Parish Council strongly object to the planning application on the grounds of Over development (given the consented residential development at Priors Hall Park, Weldon Park, and the planned Tresham Garden Village), all of which will provide social/affordable housing. Also the proposal will effectively double the size of the consented Dash Farm development. Cynically, it's our view that this type of development is the only way and opportunity to enhance the value of this land, even when heavily discounted.

Reducing rather than enhancing a natural green infrastructure corridor, which goes against the Policy intent, which we believe will be to the unnecessary detriment of the local natural ecosystem.

Reducing public amenity space without mitigation.

Sustainability and carbon-zero in operation to eliminate fuel poverty should be a natural priority in developments for low-income families, which you purport this to be.

It is our view that the proposed development will provide no benefit or enhancement to the local community, and will increase vehicular traffic locally, putting additional strain on minor streets.

5.18 **North Northamptonshire Key Services** - (22.12.2022) No objection. Based on the proposed dwelling mix for 22 dwellings, it is expected that the development(s) will generate the following pupil yields:

Early years- 3

Primary- 4

Secondary and sixth form- 2

Key Services Officer confirms that if there is a lack of capacity identified for Early Years, a s106 contribution of £44,303, a Primary education s106 contribution of £69,941, a Secondary education s106 contribution of £54,278, a libraries s106 contribution of £ 4,305 would be required based on the proposed dwelling mix.

(13.04.2023) Further consultation has been carried out on the revised scheme and the officer indicated that the amended scheme will generate the following pupil yields:

Early years- 2

Primary- 4

Secondary and sixth form- 2

Key Services Officer confirms that if there is a lack of capacity identified for Early Years, a s106 contribution of **£38,721**, a Primary education s106 contribution of **£61,221**, a Secondary education s106 contribution of **£45,152**, a libraries s106 contribution of **£ 4,045** would be required based on the proposed dwelling mix.

5.17 **Neighbours-** Letters were sent to 42 neighbouring units for the first round of consultation on 30th November 2022 and second round on 30th March 2023. LPA have received 10 letters of objections at the first round and 4 letters of objections at the second round. The main objections to the proposal can be summarised as follows:

- Complicated online service
- Character Impacts
- Damage to life in the village
- Against planning policy
- Character of Conservation area
- Design/Appearance
- Detriment to the visual amenity
- Effect on listed building
- Green field site
- Over development of site
- Environmental Impacts
- Noise and nuisance
- Pollution

- Traffic and Road safety
- Health and Wellbeing
- Ecology and Biodiversity
- Social Impact
- Flooding and Drainage Issues
- Policy Context
- Amenity issues on residents
- Overlooking and loss of privacy
- Loss of Amenity Land
- Increase in Crime
- Stain on Local services, Schools, Doctors Surgeries and Social Care
- Parking issues
- Safeguarding concerns
- Loss of Green Space
- Quality of housing
- Oversupply of housing

Full versions of the comment can be viewed at:

<https://publicaccess.corby.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=RL2MAGFFK8500>

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 2021:

NPPF Section 2- Achieving Sustainable Development

NPPF Section 5- Delivering a Sufficient Supply of Homes

NPPF Section 8- Promoting Healthy and Safe Communities

NPPF Section 9- Promoting Sustainable Transport

NPPF Section 12- Achieving well-designed places

NPPF Section 14- Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

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

Policy 1 (Presumption in favour of Sustainable Development)

Policy 3 (Landscape Character)

Policy 4 (Biodiversity and Geodiversity)

Policy 5 (Water Environment, Resources and Flood Risk Management)

Policy 6 (Development on Brownfield Land and Land affected by contamination)

Policy 7 (Community Services and Facilities)

Policy 8 (North Northamptonshire Place Shaping Principles)

Policy 9 (Sustainable Buildings)
Policy 10 (Provision of Infrastructure)
Policy 15 (Well-connected Towns, Villages and Neighbourhoods)
Policy 19 (The Delivery of Green Infrastructure)
Policy 28 (Housing Requirements)
Policy 29 (Distribution of New Homes)
Policy 30 (Housing Mix and Tenure)

6.4 Part 2 Local Plan For Corby, 2021

Part 2 Local Plan, was adopted in September 2021 and form part of the North Northamptonshire Development Plan.

Policy 1 (Open Space, Sport and Recreation)
Policy 2 (Health and Wellbeing)
Policy 6- (Green Infrastructure Corridors)
Policy 7 – (Local Green Space)
Policy 11 (Delivering Housing)
Policy 12- (Custom and Self-Build)
Policy 15- (Specialist Housing and Older People's Accommodation)
Policy 17 – (Settlement Boundaries)

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Layout, Scale and It's Impact on the Surrounding Area
- Residential Amenity
- Landscaping
- Highways safety and Parking
- Ecology
- Flood Risk and Drainage
- S106 Contribution

7.1 Principle of Development

7.1.1 Key material considerations in this case include the National Planning Policy Framework (2021), Planning Practice Guidance (as amended), North Northamptonshire Joint Core Strategy (2016) and Part 2 Local Plan for Corby (2021).

7.1.2 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.

7.1.3 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) 2021, and that the Local Planning Authorities should be taking a positive and proactive approach to applications as a result.

- 7.1.4 The site is located outside and adjacent to the built-up area of Weldon as defined by the Policies Map for the Part 2 Local Plan for Corby. Therefore, the site is situated in open countryside. The site is within the Nene Valley Nature Improvement Area and part of the site lies in an area designated for archaeology. The site is not allocated for any form of development.
- 7.1.5 Policy 11 of the 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. The proposal consists of 22 dwellings so is not considered to be infill and as set out in their submission does not seek to meet the housing needs of Weldon specifically as their submission relates to the entire affordable housing needs across North Northamptonshire. Even if it sought to meet the needs of Weldon specifically it would add further urbanisation to an open countryside so would not be considered to accord with point c of Core Policy 11 of the Joint Core Strategy.
- 7.1.6 Development in the open countryside is resisted unless exceptions can be made under the provisions of Policy 13 of the Joint Core Strategy. The above spatial strategy seeks to focus development towards the urban areas to ensure that the character of the rural area is maintained and reinforced, and that the open countryside is strongly protected. However, Policy 13 also indicates that there may be special circumstances where development is acceptable in the rural area that is not identified in Part 2 Local or Neighbourhood Plans. These developments may be justified to meet locally identified needs to provide affordable housing in the rural area on sites adjoining established settlements.
- 7.1.7 The above Policy clearly sets out that all the following criteria need to be satisfied for development adjoining established settlements, beyond their existing built-up area or defined boundary:
- a) *The form and scale of the development 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;*
 - b) *Sites should be well-related to a settlement that offers services and employment to meet the day to day needs of occupants of the development;*
 - c) *Development should enable access to local services and facilities by foot, cycle or public transport;*
 - d) *The scale and nature of the development will not exceed identified needs and must be appropriate to the surroundings, minimise impacts on the environment and be supported by existing or new infrastructure. Rural Exception Housing schemes should be purely affordable housing unless an element of market housing is essential to enable the delivery of the development. In such cases, the scale of market housing will be the minimum necessary to make the scheme viable and should be tailored to meeting specific locally identified housing needs;*

e) *Occupation of affordable units within the development will be controlled through a legal agreement or conditions to ensure that it remains available and affordable in perpetuity to meet local needs.*

7.1.8 The information submitted by the applicant refer to the general affordable housing need in the North Northamptonshire area. The submission refers to matters within the Annual Monitoring Report from 2020/21 and affordable housing provision in the whole of North Northamptonshire area.

7.1.9 JCS Policies seek the scale and nature of the development will not exceed identified needs and must be appropriate to the surroundings, minimise impacts on the environment and be supported by existing or new infrastructure. Applicant has stated through their submission that the proposal does not seek to meet the housing needs of Weldon Parish specifically as their submission relates to the entire affordable housing needs across North Northamptonshire. The proposed scheme is for 100% affordable housing. In this case the proposed scheme accords with certain aspects of Policy 13(d) but not all.

7.1.10 Paragraph 78 of the NPPF states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Paragraph 119 of the Framework stresses that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

7.1.11 Policies 28 and 29 of the Joint Core Strategy set out the housing requirements for North Northamptonshire. Policy 29 offers further clarity and specific detail on the distribution and extent of required housing development for Corby. It has been identified that the housing requirement for Corby is 9,200 dwellings, with 120 dwellings required in the rural villages (excluding Little Stanion) in the plan period between 2011 and 2031, where development outside of these villages will only be acceptable in exceptional circumstances.

7.1.12 Local Plans Section has been consulted on this application and the Policy Officer has confirmed that the latest 5-year housing land supply calculations demonstrate that North Northamptonshire Council has a 7.05-year supply of deliverable housing land against Local Housing Need requirements. However, it is acknowledged that there is significant shortage of affordable homes in the North Northamptonshire area.

7.1.13 The submission is considered as an entry-level exception site under the provisions of paragraph 72 and Annex 2 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.

7.1.14 NPPF also confirms that entry-level exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement.

7.1.15 The site meets the test of being adjacent to the settlement as it adjoins the settlement boundary of Weldon. The site is less than a hectare in size. In this context the development complies with the provisions of paragraph 72 of the NPPF.

7.1.16 During the application stage, Housing Strategy Officer has confirmed that the tenure mix of 60% rent and 40% shared ownership will reflect the identified need within the wider area, whilst taking into account the viability of delivery. In terms of the house type mix, Council has a need for all house types from 1 to 4+ beds. It would therefore be the preference that at least 1x four bed house is included within the scheme to ensure that the development meets the identified need. Applicant has amended the submission to reflect the above suggestions, and this is considered acceptable.

7.1.17 Overall, it is acknowledged that the available evidence shows a notable need for affordable housing in North Northamptonshire. Local Plans Section has been re-consulted on the amended scheme and confirmed that based on the information submitted, they do not have any objection to the proposed scheme.

7.1.18 The proposal would accord with Paragraph 72 of the Framework, wherein there is no evidence of any existing entry level affordable housing, the presumption being that needs are not being met to any extent and therefore provision of such housing should carry great weight. This weight should be further enhanced when considering the perennial lack of affordable housing and should carry significant weight as a public benefit in this context.

7.1.19 The NPPF also advocates that Local Planning Authorities should look favourably upon sustainable housing development. As such it is considered that there is no in-principle argument against the proposal. However, further assessment is required to all other material considerations to identify whether they are satisfactorily addressed to comply fully with the above Policies.

7.2 Layout, Design and Materials

7.2.1 Chapter 12 of NPPF attaches great importance to the design of the built environment. It goes on to advise that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to make places better for people.

7.2.2 The application site is a greenfield land and comprises an area of 0.99 ha. The site is set on the edge of the Conservation Area of Weldon and falls outside the settlement boundary. The site is bounded to the north-east by the residential properties; agricultural land to the south-east, south-west and west; and Kettering Road to the north-west.

- 7.2.3 The site comprises a mix of 22 no dwellings, mainly houses, all over two storey, with gable ends and pitched roof dormer windows, to add character to the roofscape. The site provides on-site parking for a maximum of two spaces per dwelling along with cycle storage provision. Six houses face onto Kettering Road, running on the similar building line with a set back from the road edge, as the existing houses on the edge of the village. A further two houses facing west off the access road, with the remainder facing south-east off the access road. The rear south-eastern boundary of the site is finished with soft landscaping and the surface water attenuation pond, to complement the open fields and hedgerows beyond the site boundary.
- 7.2.4 The submitted site layout has been designed to be consistent with the existing development within the area. Each property is served by the necessary amenity space whilst each would benefit from adequate parking provision. The proposed layout includes an area of public open space to the southern corner of the site.
- 7.2.5 The house types proposed are varied in scale, but show a clear lineage in terms of aesthetic approach. The detail around fenestration, doors, and soffits is common across the package of properties – and this will lead to a pleasing uniformity despite the differences between plots. The proposed layout of the scheme does not give the appearance of a cramped form of development. Accordingly, the amenity space provided for each new property is considered to be acceptable.
- 7.2.6 The proposal involves a mix of dwellings which vary from 1 to 3 bedrooms. A total of 22no. units are proposed, and this comprises of 7 no.3 bed units, 11 no. 2 bed units and 7 no. 3 bed units. The proposed design of the residential dwellings has given consideration to the local traditional character of the street scene, which although outside of the conservation area, is to be commended, as it reflects the local character. The design is largely of simple symmetrical elevations, with symmetrical fenestration, set under pitched roofs, to reflect the locality with either plain tiles or slate. The windows are generally vertical emphasised casement windows, symmetrical across the elevations.
- 7.2.7 Conservation Area Officer has assessed the submission and no concerns have been raised in relation to the proposed scheme. The officer commented that with simple traditional elevational design and treatment, of brickwork construction and slate or plain tiled roofs, complete with pitched roof dormer windows to add character to the otherwise plain roofscapes. It is also suggested that the roofs would benefit from the introduction of ridge and gable end chimneys to complement the village character.
- 7.2.8 All elevations proposed is either buff or red brickwork, which is a dominant material within the village has been acknowledged by the Conservation Officer. However, as Church Road is predominantly local limestone it is considered that inclusion of a local limestone element to the design, especially of those to the Kettering Road elevation would be more appropriate.
- 7.2.9 Applicant has revised the plans to adhere with the above recommendations. It is also considered that given the sensitive nature of the site it is reasonable to require the submission of sample materials via condition as part of any approval.

7.2.9 Overall, it is considered that the scale, design and detailing of the proposed development would accord with the requirements of Policy 8 of the Joint Core Strategy and therefore acceptable.

7.3 Residential Amenity

7.3.1 The proposed layout and design of the properties will ensure that no loss of privacy or light will occur to existing properties adjacent to the site. Furthermore, the relationship between the proposed units is considered to be reasonable with no overlooking taking place.

7.3.2 Plot 1 would front on to Kettering Road and sit parallel with No. 5 Kettering Road. There would be no windows within the first floor of the eastern elevation (removing Permitted Development Rights for openings on this plot is considered necessary) - and as such no loss of privacy will occur within that adjoining property.

7.3.3 Plot 18 would front onto the access drive, and back on to the rear of the private amenity space of No. 5 Kettering. Windows are proposed at first floor to the rear elevation, but they would be approximately 9m from the boundary, and only afford minor views of the very rear of that garden – they would not provide views into habitable rooms or the immediate garden space (where patios, etc are most likely) due to sufficient distance between the properties.

7.3.4 Plot 19 would have the amenity space at the rear of the No. 3 Kettering Road – measuring approximately 119m². Due to the separation distance and layout, it is considered that this property will not cause any adverse impact on No. 3 Kettering Road in terms of neighbouring impact.

7.3.5 Plots 8,9, 21 and 22 will have limited amenity space, however, given that maisonette properties are to be 1 bed (2 person) properties – the level of outdoor space proposed is entirely acceptable.

7.3.6 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 in order to provide residents with adequate space for basic furnishings, storage and activities. In both affordable and market sectors, adaptable housing designs will be encouraged in order to provide flexible internal layouts and to allow for cost-effective alterations (including extensions) as demands and lifestyle changes.

7.3.7 The proposed units 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 (2021).

7.4 Landscaping

7.4.1 The application site is located outside the Weldon settlement boundary on a greenfield land. The Local Plan is very explicit in requiring the highest possible

standards of design and environmental performance through maximising the use of sustainable design and construction techniques.

- 7.4.2 Policy 8 stresses the need for creating distinctive local character by responding to the site's immediate and wider context and local character to create new streets, spaces and buildings which draw on the best of that local character without stifling innovation.
- 7.4.3 From the site visit it is evident that there are no internal landscape features within the site with the exception of the boundary hedgerows which are found to the north-western and south-eastern edges of the site, providing linear landscape corridors and a framework within which the site is seen. The south-eastern hedgerow boundary is fragmented in places.
- 7.4.4 Submitted documents demonstrates that the proposals will retain characteristic linear landscape features along Kettering Road and these hedgerows will be further enhanced with additional lengths of hedgerows within the site to align with the wider characteristics of the surrounding area. The proposals include a landscape buffer and edge along the south-eastern boundary to provide a soft transition with the wider landscape to the south-east, allowing for the creation of an ecological corridor and soft edge to the development plots. Dwellings along the south-eastern landscape buffer front onto open space will also allow for positive frontages and a softer development edge. Council's Tree Officer has reviewed the landscaping proposal and are satisfied with proposed measures. In regards to Impact Assessment, Method Statement and a Tree Protection plan it is considered that it can be secured through conditions.
- 7.4.5 It has been recognised that significant weight should be given to conserve the landscape and visual impact in order to conform with NPPF requirements. The Framework suggests that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils.
- 7.4.6 It is considered that adherence with the recommendations within the landscape proposals the proposed development is acceptable at this stage. It is also recommended that as mature trees are impacted on, that developer and Tree Consultant contact Local Authority Tree Officer in Planning, to agree on tree removal and siting of protective fencing prior to development.

7.5 Highway Safety and Parking

- 7.5.1 The subject site has an existing field access off Kettering Road located at the south-west corner of the site. The existing gated field access is approximately 3.5m wide at the gate position and widens to circa 11.5m at the back edge of footway. The existing arrangement is currently only suitable for entry by agricultural vehicles.
- 7.5.2 The existing footway within the immediate vicinity of the site comprises less than 2m wide footway on the development side of the Kettering Road only. This footway connects development site to Weldon to the north and Stanion to the south. There are no dedicated cycling facilities within the vicinity of the site. The nearest bus stops are located on High Street some 560m from the proposed development.

- 7.5.3 The proposal sets out how the 22 properties would be accessed via an access from Kettering Road, with a 'L' shape road surface and a secondary access located off Stamford Road providing entry to a shared private drive. The primary access will provide a simple priority junction serving the development with a 5.5m wide road bound by 2no. 2m wide footways on either side of the carriageway.
- 7.5.4 Parking is to be achieved through a dedicated parking bays – with a total of 51 dedicated parking spaces. 9 Visitor parking spaces is provided across the whole site, which meets the minimum requirements of highway standard.
- 7.5.5 Submitted Transport Assessment demonstrates that the proposed development is predicted to generate 18 vehicle trips in the morning peak and 15 trips in the evening peak. It is considered that this number of vehicles will not result in a significant adverse impact which will result in detrimental harm to the highway network.
- 7.5.6 Local Highways Authority has assessed the proposal and raised concern in relation to the site's interaction with the gateway speed feature on Kettering Road and the prospective TRO scheme, footway widths, tactile paving crossing, visitor parking, arrangement of turning head, parking arrangement, cycle parking etc.
- 7.5.7 The applicant has amended the site layout and provided additional information to overcome the concerns expressed by Northamptonshire Highways. Applicant has also confirmed that the widening of the existing footpath along Kettering Road can also be provided within the maintained extent, thereby ensuring the asset can remain an adopted provision. After reviewing the revised information, Highways Authority has confirmed their acceptance of the proposal subject to planning conditions related to construction management plan, engineering construction and drainage details of the footpath work; and S38 Works.
- 7.5.8 In regards to cycle parking, electric vehicle charging facilities and access details it is considered that this information can be, secured through a condition. This approach is also reasonable in relation to bin storage details and the required Construction Management Plan.
- 7.5.9 Accordingly the proposal is considered to be acceptable on highway and parking grounds and therefore accords with Policy 8 and 15 of the Joint Core Strategy.

7.6 Ecology

- 7.6.1 Policy 4 of the North Northamptonshire Joint Core Strategy protects existing biodiversity and geodiversity assets, including refusing development proposals where significant harm to an asset cannot be avoided, mitigated or, as a last resort, compensated. This includes sites of Special Scientific Interest.
- 7.6.2 The NPPF in paragraph 174 (d) suggests minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 180 (a) also suggests that if significant harm to biodiversity resulting from a development

cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

- 7.6.3 Applicant has submitted an ecological report, Preliminary Ecological Appraisal, November 2022 in support of the application. Council's ecologist and Wildlife Trust were consulted on this application and stated that the proposal can demonstrate net biodiversity gain which would satisfy the policy requirement. Subsequently, an assessment of the impact of the development on biodiversity has been submitted using the DEFRA Biodiversity Metric v3.1 showing that the proposed development would result in a measurable net gain in biodiversity.
- 7.6.4 It is considered that the present proposal is acceptable at this stage of the process subject to adherence with the planning conditions.

7.7 Flood Risk and Drainage

- 7.7.1 Policy 5 (Water Environment, Resources and flood risk management) of Joint Core Strategy reflects how development should contribute to reducing the risk of flooding and also protecting the quality of the water environment. The above policy also states that 'development should be designed from the outset to incorporate Sustainable Drainage Systems wherever practicable, to reduce flood risk, improve water quality and promote environmental benefits'. This consideration is reiterated in the NPPF, which states that development should ensure that flood risk is not increased elsewhere.
- 7.7.2 The application site is located within Flood Zone 1, which is defined as having little or no risk of flooding from rivers or streams. Such zones generally comprise land assessed as having a less than 1 in 100 annual probability of river or sea flooding in any year.
- 7.7.3 A Flood Risk Assessment (FRA) along with a drainage strategy has been submitted to outline the potential for the site to be impacted by flooding; the potential impacts of the development on flooding both onsite and in the vicinity, and the proposed measures which can be incorporated into the development to mitigate the identified risks.
- 7.7.4 The FRA has been examined by the Lead Local Flood Authority. Concerns were raised initially by the drainage engineer and requested additional information to fully assess the proposal. Additional information along with a revised Drainage Strategy has been submitted by the applicant to address the raised concerns. It is considered that the proposed scheme is acceptable subject to conditions related to surface water drainage scheme, management and maintenance of the surface water drainage system and Verification Report.
- 7.7.5 The proposal as submitted is therefore considered to be acceptable and in accordance with the Core Strategy and NPPF.

7.8 S106 Obligations

- 7.8.1 Applicant has proposed a total of 22 affordable units. The details of these will form an obligation within the s106 legal agreement.

- 7.8.2 A continuous 2m wide footpath between the primary site access and up to the junction with Church Street to provide a safer, more connected footway link and further encourage the use of alternative modes of travel.
- 7.8.3 Council's Key Services has responded to the application with a request for s106 contributions towards early years, primary school education and secondary education. They have based the contribution on their standard cost calculator, which would total **£38,721** for Early Years provision, **£61,221** for Primary School provision, **£45,152** for Secondary School provision and **£4,045** for library.

8. Conclusion/Planning Balance

- 8.1 It is accepted that there is a conflict with the development plan in terms of its lack of exception site status and general lack of conformity with the spatial strategy. The proposal would be located in the open countryside but close to existing residential development. However, the perceived harm needs to be balanced with a significant shortage of affordable homes in the authority area. It is considered that the planning balance is in favour of delivering a quantum of affordable housing, where there is an overriding need.
- 8.2 In support of this, officers consider that the proposal would accord with Paragraph 72 of the NPPF Framework, wherein there is no evidence of any existing entry level affordable housing. The presumption being that needs are not being met to any extent and therefore provision of such housing should carry great weight. This weight is further enhanced when considering the perennial lack of affordable housing and therefore carries significant weight as a public benefit in this context.
- 8.3 It is considered that this significant weight as a public benefit overcomes the harm to the open countryside and the great weight it is afforded in the balancing exercise under Paragraph 174 and 197 of the Framework.
- 8.4 The proposal would cause a degree of harm and benefit. However, in this case, it is considered that grant of permission would not cause such a level of harm that would demonstrably outweigh the benefits of delivering 100% affordable housing. Furthermore, the proposal would benefit from the national planning policy presumption in favour of sustainable development that would further tilt the overall planning balance for a conditional approval.

9. Recommendation

- 9.1 It is therefore recommended that the application be Approved subject to completion of a s106 Agreement and the conditions as set out below.

10. 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 92 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:

- Site Location Plan, Dwg. No.- 22002-01-002-SLP
- Preliminary Site Layout, Dwg. No.- 22002-01-SK102-G
- 2B4P HOUSETYPE, Dwg. No.- 22002-01-SK210-B
- HOUSETYPE 3B5P-V1, Dwg. No.- 22002-01-SK220-B
- HOUSETYPE 3B5P-V2, Dwg. No.- 22002-01-SK230-B
- HOUSETYPE 3B5P-V3, Dwg. No.- 22002-01-SK240-B
- HOUSETYPE 3B5P-V4, Dwg. No.- 22002-01-SK250-B
- HOUSETYPE 2B4P-V2, Dwg. No.- 22002-01-SK260-B
- HOUSETYPE 2B4P-V3, Dwg. No.- 22002-01-SK270-B
- HOUSETYPE MAIS, Dwg. No.- 22002-01-SK280-B
- HOUSETYPE 3B5P-V5, Dwg. No.- 22002-01-SK290-B
- Proposed Streetscene, Dwg. No.- 22002-01-SK150-A
- Proposed Streetscene, Dwg. No.- 22002-01-SK170-A
- Plots 19-22, Dwg. No.- 22002-01-SK320
- Supporting Planning Statement, Ref: P1999, 3rd November 2022
- Design & Access Statement , November 2022
- Heritage Statement, Document No: TJC2022.136, October 2022
- Landscape Appraisal, ref: 1037 R01b, 17th October 2022
- Tree Survey, dated 12th August 2022
- Transport Statement, Report Reference: 815-TS-01-0, October 2022
- Response to Local Highway Authority (LHA), dated 28th March 2023
- Proposed Drainage Strategy, Dwg. No.- 815-FRA03
- 815-LT-02-Response to LLFA, dated 9th March 2023
- Phase 1- Contaminative Uses Desk Study & Walkover Survey, dated 14th September 2022
- Flood Risk Assessment, Report Reference: 815-FRA-01-0, October 2022
- Preliminary Ecological Appraisal, Ref: PE0288, November 2022
- Stamford Rd - Biodiversity Metric 3.1 - 18-04-23 LA
- Health Impact Assessment, Ref: P1999, 3rd November 2022
- Statement Of Community Involvement, Ref: P1999, 3rd November 2022
- Lead Local Flood Authority (LLFA) Response 23rd December 2023
- Response Letter, MAC Ltd, 9th March 2023

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 2016.

Conservation

3. Prior to the commencement of development physical samples of the external walling and roofing materials shall be provided to and approved in writing by the Local Planning Authority. The approved details shall be implemented and retained thereafter.

Reason: In the interests of visual amenity and the character of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. Prior to the commencement of development detailed drawings of the proposed

windows and doors at a scale of 1:10, sections and elevations, including colours and glazing details shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and retained thereafter.

Reason: In the interests of visual amenity and the character of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Environmental Impact

5. 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 C have been complied with.

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 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance 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.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. In accordance with Policy 11 of the NPPF and Policies 6 and 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

6. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

Informative: This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification)'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. In accordance with Policy 11 of the NPPF and Policies 6 and 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

7. Before development commences a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential units shall be submitted for approval to the Local Planning Authority. Once approved the scheme shall be implemented before occupation of the residential units and therefore maintained in the approved state. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers without prior written approval from the Local Planning Authority.

Reason: In the interest of residential amenity.

8. No development shall take place until a Construction Method Statement has been 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 works unless otherwise agreed in writing by the Local Planning Authority. The Statement shall detail the following including but not limited to:

- the parking and turning of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- a scheme for waste minimisation and recycling/disposing of waste resulting from the construction works.
- design of construction access
- hours of construction work
- measures to control overspill of light from security lighting

The approved method statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason: In the interests of highway safety and residential amenity in accordance with Policy 13 of the Core Spatial Strategy.

Informative: Contractors and sub contractors must have regard to BS 5228-2:2009+A1:2014 "Code of Practice for Noise and Vibration Control on Construction and Open Sites" and the Control of Pollution Act 1974.

Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

Works audible at the site boundary outside the approved hours may result in the service of a Notice restricting the hours. Breach of the notice may result in prosecution and fines of up to £5000 plus £50 for each further breach and/or six months imprisonment.

Highways

9. Prior to occupation of the development full engineering, construction and drainage plans for the offsite works shall be submitted to and approved in writing by the Local Planning Authority. The Local Highways Authority would require site of the Technical Audit approval letter to recommend its discharge.

Reason: To ensure that the access serving the development is completed and maintained to the approved standard, and are available for use by construction traffic and other users of the development, in the interest of highway safety.

10. Notwithstanding the submitted details, no building or use hereby permitted shall be occupied or the use commenced until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and been approved

in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets to the satisfaction of the council.

Reason: In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

11. Prior to first use or occupation, the proposed vehicular access, parking and turning facilities shall be provided in accordance with the approved plans and shall thereafter be set aside and retained for those purposes.

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.

12. Prior to the first occupation of the development hereby permitted details of the proposed enclosed secure bicycle parking and bin storage for each dwelling shall be submitted to and approved in writing by the local Planning Authority and the scheme approved shall be provided and be retained thereafter.

Reason: To ensure the provision and availability of adequate cycle parking in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

13. A 4-week or one-month Megarider ticket for the local area, one per unit on first occupation should be provided.

Reason: In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

14. Prior to the first occupation of the development hereby permitted provision of EV charging facilities for each dwelling shall be installed, completed and be retained thereafter.

Reason: To ensure the provision and availability of adequate EV charging facility.

Boundary Treatment

15. Prior to the commencement of development a scheme showing the proposed boundary treatment of the plots and communal areas shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show the type and height of fences, hedges, walls or other means of enclosure, and these shall be provided in accordance with the approved scheme before the adjacent dwellings are first occupied. The approved fence, hedge or wall shall subsequently be retained thereafter.

Reason: To ensure a suitable form of boundary treatment is constructed in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Ecology

16. 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: these shall include method statements for bats, great crested newts and invasive non-native species.
 - 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: To ensure that the development makes a contribution towards a net gain in biodiversity across the plan period, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

17. No development shall take place on any part of the site until a written 30 year Habitat Management Plan (HMP) for the site has been submitted to and approved in writing by the Local Planning Authority. The approved HMP shall be strictly adhered to and implemented in full for its duration and shall contain the following;
- a) Description and evaluation of the features to be managed;
 - b) Ecological trends and constraints on site that may influence management;
 - c) Aims, objectives and targets for management - links with local and national species and habitat action plans;
 - d) Description of the management operations necessary to achieving aims and objectives;
 - e) Prescriptions for management actions;
 - f) Preparation of a works schedule, including annual works schedule;
 - g) Details of the monitoring needed to measure the effectiveness of management;
 - h) Details of the timetable for each element of the monitoring programme; and
 - i) Details of the persons responsible for the implementation and monitoring;
 - j) mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets;
 - k) Reporting on year 1, 2, 5, 10, 20 and 30, with biodiversity reconciliation

calculations at each stage.

The HMP shall also include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the HMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved HMP shall be strictly adhered to and implemented in full for its duration.

Reason: To ensure that the development makes a contribution towards a net gain in biodiversity across the plan period, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

18. Prior to occupation, a Lighting Design Strategy for Biodiversity shall be submitted to and approved in writing by the local planning authority. The Strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for species and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging, and;
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications: so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the Strategy, and they shall be maintained thereafter.

Reason: To ensure that the development makes a contribution towards a net gain in biodiversity across the plan period, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

Archaeology

19. 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 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 Planning Authority);

(iii) completion of post-excavation analysis, preparation of site archive ready for deposition at

a store (Northamptonshire ARC) approved by the 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 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 205.

Landscaping

20. No development shall commence on site until Tree Retention Plan has been submitted to and approved by the Local Planning Authority. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of the same size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity accord with Policy 8 of the North Northamptonshire Joint Core Strategy.

21. No development shall commence on site until an Arboricultural Impact Assessment has been submitted to and approved by the Local Planning Authority.

Reason: To enable the Local Planning Authority to assess the effect of the proposed development on the existing trees and to ensure the long-term survival of those to be retained and to accord with Policy 8 of the North Northamptonshire Joint Core Strategy.

22. No development shall commence on site until an Arboricultural Method Statement (as set out in BS5837:2010) has been submitted to and approved by the Local Planning Authority. The method statement shall be carried out as approved and shall be maintained as such in perpetuity.

Reason: To enable the Local Planning Authority to assess the effect of the proposed development on the existing trees and to ensure the long-term survival of those to be retained and to accord with Policy 8 of the North Northamptonshire Joint Core Strategy.

23. No work of any kind shall take place on the site until the protective fence(s) has (have) been erected around the retained trees. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work

commences. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area. This will ensure the development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

24. No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for protection, in the course of development. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent 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.

Drainage

25. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority (LLFA). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall include the following information:
- Undertake infiltration testing in accordance with the BRE Digest 365 Soakaway Design Guidance to clarify whether or not an infiltration type drainage strategy is an appropriate means of managing the surface water runoff from the site.
 - Where infiltration is demonstrated not to be feasible, the discharge rate shall be limited to 4.1l/s for all rainfall events up to and including the 1 in

100 year (plus an allowance for climate change) critical duration, in line with the approved surface water drainage strategy (ref: Flood Risk Assessment, MAC, revision 0, dated October 2022) and subsequent technical note (ref: Response to LLFA, MAC dated 9th March 2023) .

- Provide drawings / plans illustrating the proposed sustainable surface water drainage scheme. The strategy agreed to date presents limited consideration with regard to water quality and further multifunctional, source control SuDS should be considered during the detailed design stages as part of a 'SuDS management train' approach to provide additional benefits and resilience within the design. This is in line with the requirements set out in Paragraph 169 of NPPF.
- Provide detail drawings including cross sections of proposed features such as infiltration structures, attenuation features, and outfall structures. These should be feature-specific demonstrating that each of the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
- Provide detailed, network level calculations demonstrating the performance of the proposed system. This should include:
 - o Suitable representation of the proposed drainage scheme, details of design criteria used (including consideration of a surcharged outfall), and justification of such criteria where relevant.
 - o Simulation of the network for a range of durations and return periods including the 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40% climate change events
 - o Results should demonstrate the performance of the drainage scheme including attenuation storage, flows in line with agreed discharge rates, potential flood volumes and network status. Results should be provided as a summary for each return period.
 - o Evidence should be supported by a suitably labelled plan/schematic (including contributing areas) to allow suitable cross checking of calculations and the proposals.
- Provide plans such as external levels plans, supporting the exceedance and overland flow routing. Such overland flow routing should:
 - o Demonstrate how runoff will be directed through the development without exposing properties to flood risk.
 - o Consider property Finished Floor Levels (FFLs) and thresholds in relation to exceedance flows. The LLFA recommend FFLs are set to a minimum of 150mm above surrounding ground levels.
 - o Recognise that exceedance can occur during any storm event due to a number of factors. As such exceedance management should not rely on calculations demonstrating no flooding.

Reason: To prevent the increased risk of flooding; to improve and protect water quality; and to improve habitat and amenity.

26. No occupation shall take place until a Verification Report for the installed surface water drainage system for the site has been made available. This should be based on the approved surface water drainage strategy (ref: Flood Risk Assessment, MAC, revision 0, dated October 2022) and subsequent technical note (ref: Response to LLFA, MAC dated 9th March 2023) and information provided to satisfy the relevant discharge of conditions application in relation to surface water drainage. This should be submitted in writing by a suitably qualified, independent, drainage engineer and approved in writing by the Local Planning Authority. This

Verification Report shall include:

- o Demonstration that any departure from the agreed design is in keeping with the approved principles.
- o Any As-Built Drawings and accompanying photos
- o Results of any performance testing undertaken as a part of the application process (if required / necessary)
- o Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges/Structures etc.
- o Confirmation that the system is free from defects, damage and foreign objects

Reason: To secure the satisfactory drainage of the site in accordance with the agreed strategy, the NPPF and Local Planning Policy.

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

Reason: To ensure the future maintenance and effective operation of each of the sustainable drainage structures.

28. The development hereby permitted shall not be commenced until such time as a scheme to ensure finished floor levels are set no lower than 150mm above adjacent ground levels has been submitted to and approved in writing by the Local Planning Authority.

The applicant must also demonstrate the no water susceptible development is located within water susceptible / flood flow route(s).

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future users and to ensure that pluvial flood flow routes are not displaced causing flooding to others.

Foul Water

29. Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding

Fire Hydrant

30. 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.

Informative: With reference to Condition above, the developer will be expected to meet the full costs of supplying and installing the fire hydrant, sprinkler system and associated infrastructure.

PD Rights

31. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in any elevation of Plots 1 and 19 as hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

11. Informatives

- 11.1 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework 2021 to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Joint Core Strategy Adopted July 2016, Part 2 Local Plan For Corby Adopted September 2021, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.