

**North Northamptonshire Area Planning Committee
(Thrapston)
16 August 2021**

Application Reference	20/01359/FUL
Case Officer	Sunny Bains
Location	Land North of Stanion Road, Brigstock, Northamptonshire
Development	Erection of 35 dwellings with associated open space, parking, landscaping and access
Applicant	Grace Homes
Agent	Insight Town Planning Ltd – Mark Flood
Ward	Thrapston
Overall Expiry Date	30 June 2021
Agreed Extension of Time	16 September 2021

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there have been 3 or more objections from local residents.

1. Recommendation

- 1.1 That planning permission be **GRANTED** subject to conditions and the completion of a Section 106 Legal Agreement by 16 September 2021 (or other date to be agreed).
- 1.2 That should the Section 106 Legal Agreement not be completed by 16 September 2021 (or other date to be agreed) that it be delegated to the Director of Place and Economy to **REFUSE** planning permission.

2. The Proposal

- 2.1 This application seeks full planning permission for the erection of 35 dwellings with associated open space, parking, landscape and access. Plots 1 to 6 would front onto Stanion Road whilst the rest of the Plots (7 to 35) would front onto the proposed access roads within the application site, as depicted on the site layout plan P19-02819-01 rev P.
- 2.2 The proposed development would comprise of 21 open market sale properties and 14 affordable dwellings (40%). The following mix and types of housing are proposed across the scheme:
- 1 x 5-bed dwelling;
 - 9 x 4-bed dwellings;
 - 13 x 3-bed dwellings;
 - 10 x 2-bed dwellings; and
 - 2 x 1-bed dwellings.
- 2.3 The proposed scheme would consist of:
- 11 single storey properties;
 - 1 storey and a half (1.5 storey) property; and
 - 23 two-storey properties
- 2.4 Access to the proposed dwellings would be via Stanion Road where four access points are proposed. The proposal also includes reducing the speed limit along Stanion Road, in front of the site towards Bell Close, from 60mph to 30mph, as well as widening the footpath to 2 metres and introducing traffic calming measures such as active speed signs, widening of the central island and chicanes.

3. Site Description

- 3.1 The application site is situated within the settlement of Brigstock, as identified in the adopted Brigstock Neighbourhood Plan, and is located to the north side of Stanion Road. The site measure 1.9 hectares and forms agricultural land. Residential dwellings are located to the east of the site (Bells Close) whilst the north, west and southern boundary of the site face onto agricultural land, with the exception of a cluster of residential dwellings to the south.
- 3.2 The site lies within flood zone 1 which is a low risk area of flooding.

4. Relevant Planning History

- 4.1 No planning history since 1974 but the site is allocated for residential development in the Brigstock Neighbourhood Plan.

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#)

5.1 Brigstock Parish Council

The Parish Council supports the principle of development but initially expressed the following concerns:

- The density of the affordable housing crammed into the corner of the site backing on to houses in Bell's Close has the potential to cause more nuisance to the residents of Bell's Close than a smaller number of properties in this position. The Parish Council would prefer to see the affordable housing located in a different part of the site and the area adjacent existing properties be more 'open'.
- Residents of Bells Close have also expressed concerns that, because of the very close proximity to their boundary, properties would be of such a height to cause privacy and wellbeing issues.
- During previous discussions with Grace Homes it was thought that an additional access to the site was desirable but having 4 is considered excessive because of the size of the development with its associated traffic flows on a curved section of the road. The Parish Council would like a condition be imposed to add a chicane on Stanion Road to manage traffic speed from the A6116.
- Due to the predicted impact on the village services the Parish Council would ask the Local Planning Authority to ensure that a developer contribution is given to the Parish Council for improvements to parking in the village centre
- Concerns also expressed regarding flooding of neighbouring properties caused by runoff from the plots, can provision be made alleviate this.
- The Clerk was instructed to ask for this application to be called in.

Following revised plans submitted by the Applicant, the Parish Council expressed the following concerns:

- No size of the LAP area to determine whether it is of sufficient size;
- Rate of surface water run-off should be greenfield or better than existing;
- Whether the sizes of the parking spaces meet Parking Standards; and
- Residential amenity impact on No. 6 Bells Close.

They also requested a developer contribution of £45,000 for parking provision on Bridge Street near the school due to highway safety concerns, that they consider the proposed development would create an added demand on the school and increase the traffic at the Bridge Street entrance.

5.2 Neighbours / Responses to Publicity

13 representations have been received. The issues raised are summarised below:

- Out of keeping with the character of the village;
- Strain on village infrastructure;
- Risk of flooding;
- Increased risk of vehicular accidents and congestion of the road network;
- Amount of proposed dwellings exceeds the village quota;
- Overdevelopment of the site;
- Impact on wildlife; and
- Impact on residential amenity.

5.3 Natural England

No comments to make.

5.4 North Northants Badger Group

No representation received.

5.5 NHS Nene Clinical Commissioning Group (CCG)

The CCG confirms that there would not be sufficient capacity in the local primary healthcare system to absorb the anticipated increase in demand created by the proposed development.

The CCG express that Practices in the local area are already at the limit of their capacity and the increase in population could push practices to the point that they are no longer able to accept new patients. If this were to be the case it could result in the population brought to the area by the new housing development experiencing difficulties accessing primary care health services. Therefore, the CCG are seeking a financial contribution of **£19,411.81** towards infrastructure support to ensure the new population has access to primary health care services.

5.6 Environment Agency

No objection but recommends that a condition suggested by Anglian Water is imposed.

5.7 Anglian Water

Brigstock Water Recycling Centre currently does not have capacity to treat the flows of 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 necessary steps to ensure that there is sufficient treatment capacity should permission be granted. The sewerage network however has capacity for the flows for the development site.

Regarding surface water the proposed methods are acceptable and it is recommended that this is conditioned should permission be granted.

5.8 Western Power Distribution

No representation received.

5.9 Northamptonshire Fire and Rescue Service

No representation received.

5.10 Northamptonshire Police – Community Safety Officer

No objection to the proposed development subject to lighting and method of crime prevention conditions.

5.11 Key Services

Northamptonshire Key Services (Education, Libraries, Broadband and Fire and Rescue Service) states that the proposed development would have an impact on the aforementioned services and thus has requested the following financial contributions:

Primary Education - £113,696
Secondary Education - £130,910
Libraries - £7,785
Fire Hydrant – condition.
Sprinklers – condition.

5.12 Lead Local Flood Authority

No objection to the proposed development subject to the imposition of the suggested drainage conditions.

5.13 Highways

Highways states that the speed limit proposals and associated works have been recommended for approval by the Speed Limit Review Panel. The indicative works are to be secured by a suitably worded condition referencing drawing ADC2162-DR-001 P7 and an informative added to an approval regarding the applicant needing to apply for Section 278 Agreement and providing a Road Safety Audit (RSA 1) for the proposed highway works. The Brief and CV's of the audit team will require prior approval by the Unitary Authority before commencement.

Highways overall has no objection to the proposed development.

5.14 Archaeology

The Archaeology Officer states that the proposed development will have a detrimental impact on any archaeological remains present. This does not however represent an over-riding constraint on the development provided that adequate provision is made for the investigation and recording of any remains that are affected. Therefore, the Archaeological Officer has no objection subject to the suggested conditions.

5.15 Principal Ecological Officer

No objection to the proposed development subject to a pre-commencement condition for a construction environmental management plan (CEMP).

The Ecological Officer also states that the local hedgerows appear to be completely deciduous so in the new plantings should be as well to blend in. The shine leaves would appear to be urban in such a rural setting and thus it would be expected that a holly is included within a native hedgerow mix.

The Ecological Officer would recommend that at least 30% of the new dwellings include nest bricks (e.g. bat, swift, sparrow) to provide new nesting and roosting opportunities. Once mortared in the bricks don't require ongoing maintenance unlike some models of tree and building-mounted nest boxes. Any close board fences should include hedgehog holes to allow hedgehogs to forage among the gardens and provide a measure of pest control for residents.

5.16 Environmental Protection

No objection to the proposed development given that the nearest dwelling to the A6116 would be circa 150 metres and the site investigation report reveals no contamination.

5.17 Waste Management

Waste Management notes the updated site plans and has no objection to the waste arrangement and also accepts the swept path analysis.

5.18 Senior Tree and Landscape Officer

No objection to the proposed scheme subject to the landscape conditions being imposed.

5.19 Planning Policy Team

The Policy Team advise that the development that accords with the policies of the Local Plan will be approved unless material considerations indicate otherwise. Based on the information provided it is considered that the principle of development is supported, and the Brigstock Neighbourhood Plan makes provision for future growth through allocated sites and the site has been allocated in the Plan.

The Policy Team advise that the criteria listed in Policy B3 of the Neighbourhood Plan is specific to this site and if it is considered that the applicant has demonstrated compliance with all of these, the proposal would be supported in policy terms.

5.20 Housing Strategy Officer

The Housing Officer notes that the proposed dwellings meet the National Space Standards and would prefer the layout of the dwellings provided a kitchen diner rather than a lounge diner and the 2 bed bungalows to provide a shower rather than a bath. The applicant has revised the scheme accordingly and therefore addresses this matter.

It is also expressed that the 14 affordable units are not an excessive cluster and their siting is acceptable.

The Housing Officer also expresses that nearly half of the market housing is four bedroom or larger, which is considered to not be in compliance with the Joint Core strategy which places an emphasis on 1-3 bedroom houses. Also, that there is only one bungalow provided among the market units.

Overall, the Housing Officer would support the affordable proposal in this scheme

5.21 Economic Officer

No representation received.

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)
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 8 - North Northamptonshire Place Shaping Principles
Policy 9 - Sustainable Buildings and Allowable Solutions
Policy 10 - Provision of Infrastructure
Policy 11 - The Network of Urban and Rural Areas
Policy 15 - Well Connected Towns, Villages and Neighbourhoods
Policy 16 - Connecting the Network of Settlements
Policy 28 - Housing Requirements and Strategic Opportunities
Policy 29 - Distribution of New homes
Policy 30 - Housing Mix and Tenure
- 6.4 Rural North, Oundle and Thrapston Plan (RNOTP) (2011)
No relevant policies
- 6.5 Brigstock Neighbourhood Plan (BNP) (2019)
Policy B1 – Housing Provision
Policy B3 – North of Stanion Road
Policy B4 – Housing Mix
Policy B5 – Affordable Housing
Policy B7 – Landscape Buffer
Policy B8 – Landscape Character and Locally Important Views
Policy B10 – Ecology and Biodiversity
Policy B13 – Infrastructure
Policy B16 – Design
- 6.6 Other Relevant Documents
Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)
Northamptonshire County Council - Local Highway Authority Parking Standards (2016)
East Northamptonshire Council - Domestic Waste Storage and Collection Supplementary Planning Document (2012)
East Northamptonshire Council - Trees and Landscape Supplementary Planning Document (2013)
Open Space Supplementary Planning Document (2011)
North Northamptonshire Sustainable Design Supplementary Design Document (2009)
Northamptonshire Place and Movement Guide (2008)
Developer Contribution Supplementary Planning Document (2006)

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Character, Layout and Housing Mix
- Residential Amenity
- Highway Safety and Parking
- Natural Environment
- Historic Environment
- Flood Risk and Drainage
- Planning Obligations

7.1 Principle of Development

7.1.1 The application site is situated within the settlement of Brigstock and is designated by Policy B3 of the Brigstock Neighbourhood Plan 2019 as an allocated site for residential development. The principle of development is therefore acceptable subject to the other considerations set out below and subject to it complying with the relevant criteria as set out in B3, which are below, and are addressed throughout this report:

- A. The development shall provide for a minimum of 25 dwellings;
- B. The layout and design of the site should incorporate the construction of two-storey houses along the frontage to the site, set-back at least 14m from Stanion Road. Bungalows should be located along the eastern boundary of the site;
 - a) At least 40% of dwellings shall be Affordable;
 - b) At least 40% of dwellings on the site shall be bungalows, or otherwise designed to meet the housing needs of elderly people;
- C. A single road access to the site off Stanion Road should be located close to the existing built-up edge of the village to ensure speeds are naturally constrained;
- D. A landscaping scheme should be implemented to provide for an improvement in biodiversity and include:
 - a) The retention and enhancement, or replacement of the hedgerow along the southern boundary of the site;
 - b) Planting along the northern boundary of the site to provide a soft, landscaped edge to the northern entrance to Brigstock;
 - c) Land to the north of the site and within the Landscape Buffer Zone to be used for informal recreation with public access;
 - d) A Local Area for Play;
- E. The residential amenities of 40 Stanion Road and the properties on the west side of Bells Close should be protected; and
- F. The development should incorporate an appropriately designed, constructed and maintained sustainable drainage

7.2 Character, Layout and Housing Mix

7.2.1 Policy 8(d) of the JCS seeks for developments to not cause significant harm to the character of the local area. Policy 30 of the JCS states that housing development should provide a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs. The Policy expresses a need for small and medium sized dwellings (1 – 3 bedrooms) including, where appropriate, dwellings designed for older people. It is also expressed that internal floor area of new dwellings must meet the National Space Standards as a minimum. This is also reflected within Paragraph 127 of the NPPF.

7.2.2 Policy B3 of the BNP echoes the aforementioned policies and specifically requires the housing development scheme to deliver the following:

- The development shall provide for a minimum of 25 dwellings (criterion A);
- The layout and design of the site should incorporate the construction of two-storey houses along the frontage to the site, set-back at least 14 metres from Stanion Road. Bungalows should be located along the eastern boundary of the site (criterion B);
- At least 40% of dwellings on the site shall be bungalows, or otherwise designed to meet the housing needs of elderly people (criterion B(b));
- A local area for play (Criterion D(d));

7.2.3 The site layout plan illustrates 35 dwellings on the site, which are mostly sited around the main road into the site that spans to the north-west and north-east in a somewhat 'Y' shape and as such complies with the first criterion within Policy B3 of the BNP.

7.2.4 Plots 1 to 6 are to be accessed directly from Stanion Road whereas all other properties would be accessed via the new access road.

7.2.5 The scheme proposes the following housing mix and tenure:

- 21 open market houses, of which:
 - 11 x 3-bed
 - 9 x 4-bed
 - 1 x 5 bed

 - 17 x 2-storey
 - 1 x 1.5-storey
 - 3 x 1-storey

Of the 21 properties, 17 would be detached and 4 would be semi-detached

- 14 affordable houses, of which:
 - 2 x 1-bed
 - 10 x 2-bed
 - 2 x 3-bed

 - 6 x 2-storey
 - 8 x 1-storey

All of these properties would be semi-detached.

- 7.2.6 The site layout plan (P19-02819_01Q) and building height plan (P19-02819_08E) show the market houses distributed across the site and the affordable housing being grouped together and sited towards the eastern boundary, closest to Bells Close. The local area for play (LAP) would also be sited towards the eastern boundary of the site and would be overlooked by the affordable houses. An attenuation pond would be sited to the front of the site towards the south-east boundary and would be overlooked by Plots 12 to 15.
- 7.2.7 The dwellings that would face onto Stanion Road (plots 1 to 6 and plots 12 to 15) would be market houses of two-storey height and set back from the highway by more than 14 metres.
- 7.2.8 The Housing Officer's comments are noted and whilst initially the Housing Officer would have preferred the affordable houses to be in two clusters across the site rather than concentrated in one corner, it is considered that the affordable houses are not an excessive cluster. Thus, the Officer expresses support for the affordable proposal subject to the changes to the bungalow layout in respect to incorporating a kitchen dinner and shower room, which the latest floor plan now illustrates.
- 7.2.9 It is also noted that the Housing Officer expressed concerns with the market housing mix being nearly half larger homes with provision of one bungalow and concentrating older persons homes within the affordable provision rather than across the wider tenures. The Applicant increased the provision of bungalows within the market housing tenure from 1 to 3 following the Housing Officer's comments.
- 7.2.10 Policy 30 of the JCS does not preclude larger sized dwellings as part of the housing mix and the inclusion of larger sized dwelling is considered to add variation to the character of the scheme. The proposed scheme overall would predominately provide small and medium sized dwellings with twenty-five (71.5%) of the dwellings being 1 to 3 bedrooms, of which 11 of these dwellings are in the market housing tenure. Therefore, the level of mix for small and medium sized dwellings compared to larger sized dwelling across the overall scheme is considered to be in line with Policy 30 of the JCS.

- 7.2.11 The proposed scheme would provide 11 bungalows (31%) of which 8 of them would be provided through the affordable tenure and are located to the east of the site. The other 3 bungalows would be located to the north of the site under the open market tenure. Whilst, the affordable tenure has a high concentration of bungalows and some are located to the north of the site rather than the east as stipulated by Policy B3, the overall provision of bungalows is considered to be satisfactory and well-integrated within the layout of the scheme. The bungalows would also contribute to the provision of elderly accommodation as would the M4(2) units denoted on the building heights plan (P19-02819_08E) which are dwellings built to Building Regulation M4(2) standards that are accessible and adaptable to meet the needs of occupants with differing needs, including some older or disabled people. As such, this would be in compliance with Policy B(b) of the BNP which allows for a mix form of properties i.e. bungalows and properties designed to meet the housing needs of elderly people.
- 7.2.12 The proposed scheme would introduce a new visual appearance to the streetscene with the proposed design synergy of cladding and brick and thus would create its own identity. Albeit, the proposed dwellings would incorporate design features and materials within the local vernacular.
- 7.2.13 The local character is varied in terms of architecture, size and age. The design and access statement denotes the range of built form that has occurred through the passage of time within Brigstock which has resulted in the varied character of the settlement.
- 7.2.14 It is therefore considered that the proposed development would create an attractive sense of place and pleasant entrance to the village whilst respecting the local character. A materials condition can be imposed for sample materials to ensure the proposed materials would be sympathetic to the local vernacular. The plots sizes and distances between the proposed dwellings are also considered to be acceptable.
- 7.2.15 The comments of the Crime Prevention Design Officer are noted. A condition can be imposed to secure the details of doors and windows, boundary treatment and lighting.
- 7.2.16 Overall, the layout, housing mix and visual design of the proposed scheme is considered to be acceptable and in compliance with the aforementioned policies.

7.3 **Residential Amenity**

- 7.3.1 Policy 8(e) of the JCS seeks for developments to not cause adverse harm to the residential amenity of neighbouring properties as well as that of future occupants. Policy B3 of the BNP seeks for the housing development on the application site to not cause adverse harm to the residential amenity of No.40 Stanion Road and the properties on the west side of Bells Close.

No.40 Stanion Road (No.40)

- 7.3.2 Plots 15 and 16 abut the boundary of No.40. Plot 15 would be located at an oblique angle to No.40 so its front and rear windows would not directly look at the proposed dwelling. Although, No.40 has two first-floor windows on the side elevation which would have an outlook of the proposed dwelling, this would be at a sufficient distance (15.2 metres) to not cause severe harm. The cardinal direction and the orientation of the properties would mean that the proposed dwelling would not cause harm from overshadowing. Whilst, the ground level of the proposed dwelling would be to a degree higher than No.40, this combined with the size of the dwelling and its distance from the boundary (it would have its driveway to the side) is not considered to result in an overbearing development due to the position of the properties and distance.
- 7.3.3 Plot 16 would be at a sufficient distance (35.2 metres) to not cause adverse harm to the amenity of No.40.

Nos.4 and 6 Bell Close (Nos.4 and 6)

- 7.3.4 Plot 21 abuts the rear boundary of Nos. 4 and 6. The proposed dwelling would be single-storey, sited 4.3 metres away from the neighbouring boundary and would have a hipped roof which slopes away from the properties. The siting, orientation and size of the proposed dwelling is to be sufficient enough to not cause adverse harm to the neighbouring properties in respect to overshadowing, overbearing, outlook and privacy.

Proposed Development

- 7.3.5 The proposed dwellings are considered to be sufficiently distanced from one another and from the existing built form so as not to be severely affected. The rear amenity space of the proposed dwellings is considered to be adequate and the internal amenity spaces would meet National Space Standards as required by JCS Policy 30.

Local Area for Play (LAP)

- 7.3.7 Environmental Protection considers that the LAP would not cause significant harm to the amenity of the existing residential dwelling and that of the proposed dwellings in terms of noise and thus it is considered to be sited in an acceptable location.

Subsection Conclusion

- 7.3.7 The overall scheme would provide adequate amenity for future occupants without severely impacting that of the neighbouring properties. As such, it is considered that the proposed development complies with the aforementioned policies.

7.4 Highway Safety and Parking

- 7.4.1 Policy 8(b) of the JCS seeks for developments to provide well designed parking and access provision and to not cause adverse harm to highway users and network. Policy B3(C) states that a single road of access to the site off Stanion Road should be located close to the existing built-up edge of the village to ensure speeds are naturally constrained.
- 7.4.2 The proposed development would provide four accesses onto Stanion Road which the land adoption plan (P19-02819_07D) denotes that the main access road would be constructed to highway adoption standards to form a public road and the rest of the access roads would be private driveways. The Transport Assessment also highlights that the proposed development would provide an enhanced gateway feature including vehicle activated sign and central island with road widening. In addition, the local speed limit of 30 miles per hour would be extended to cover the full width of the site frontage as well as the footpath being widened to 2 metres and chicanes either side of the road would be implemented.
- 7.4.3 The site layout plan (P19-02819-01Q) demonstrates an adequate number of parking spaces for the respective dwellings as well as their sizes which would be in line with the Northamptonshire Parking Standards. The Applicant has provided a visibility plan (ADC2162-DR-007 P1) for plots 9 and 10 following Highways request due to the plots being on the bend. The visibility splays demonstrate a distance of 2 metres by 25 metres for a 20 mph road as the Applicant states that the 'focal node' section (junction table) of the proposed main access road into the site would be constructed of different materials to the rest of road, which would naturally act as a traffic calming measure together with the bend in the road which would result in the road being 20mph. Highways is satisfied that the proposed internal estate road has been designed to a 20 mph speed limit and that the visibility splays are adequate.
- 7.4.4 Highways (LHA) consider that the proposed development would not cause adverse harm to highway users and the network with the implementation of the speed limit reduction, traffic calming measures and extension of the of the public footpath. A condition can be imposed for the implementation of these measures prior to the occupation of the development should permission be granted.
- 7.4.5 Whilst, the proposed development would provide more than one access onto Stanion Road and the private accesses adjoining Stanion Road would be sited away from the existing built form, it is considered that these accesses create an active frontage which in the Case Officer's view would also assist with traffic calming, as this section of Stanion Road would be more obviously residential in nature. Also, whilst the Parish Council concerns regarding the number of access points is noted, a view has been sought from Highways who do not object to the number of access points and as such it would be unreasonable to refuse permission on this basis.
- 7.4.6 Overall, the proposed development is considered to not cause adverse harm to highway users or the highway network and thus would comply with Policy 8(b) of the JCS.

7.5 Natural Environment

- 7.5.1 Policies 3, 4 and 8(d) of the JCS seek for new developments to not cause adverse harm to the landscape character and to provide a net gain in biodiversity. Policy B3(D) of the BNP states a landscaping scheme should be implemented to provide for an improvement in biodiversity and include:
- The retention and enhancement, or replacement of the hedgerow along the southern boundary of the site (criterion D(a))
 - Planting along the northern boundary of the site to provide a soft, landscaped edge to the northern entrance to Brigstock (criterion D(b))
 - Land to the north of the site and within the Landscape Buffer Zone to be used for informal recreation with public access.
- 7.5.2 An ecological report has been submitted in support of this application. The report makes a number of recommendations for precautionary working measures to ensure the safety and enhancement of biodiversity. The Principal Ecological Officer is satisfied with the finding of the report and has no objection to the proposal subject to an ecological pre-commencement condition for a construction environmental management plan which the applicant has agreed to and can be imposed should permission be granted.
- 7.5.3 The Officer has also recommended that a least 30% of the new dwellings should include nest bricks and any close board fences should include hedgehog holes. The soft landscape should also not include holly or if so, not more than 1 or 2 percent of the scheme. These matters can be resolved by the imposition of a condition should permission be granted.
- 7.5.4 The Applicant has also submitted a landscape master plan and a landscape and visual impact assessment. The Senior Tree and Landscape Officer has no objection in principle to the proposed development but seeks for the development to provide more opportunity for tree planting and more appropriate species. Thus, a pre-commencement condition has been recommended which the Applicant has agreed and can be imposed should permission be granted.
- 7.5.5 The proposed development would not prejudice access to the north of the site or to the Landscape Buffer Zone. Notwithstanding this, the land to the north and the land designated as part of the Landscape Buffer Zone is outside the redline and is third party land therefore the proposed development cannot be responsible for the provision of informal recreation or the access over third party land and therefore it would be unreasonable to refuse permission on this basis.
- 7.5.6 The land adoption plan (P19-02819_07D) illustrates the position and amount of open space provided onsite. This would include the LAP area (399sqm) to the north-east of the site, an area of grassland (186sqm) between the 'focal node' and plots 31 and 32 and the fringe of the attenuation pond (584sqm) south-east of the site. In total a provision of 1169sqm would be provided onsite. The Open Space SPD stipulates a mix of open space to be provided onsite and offsite via a financial contribution.

In accordance with the Open Space SPD the following provision would be expected from the proposed development:

- Amenity greenspace – 0.07 Ha
- Children and young people – 0.01 Ha
- Parks and gardens – 0.05 Ha
- Natural and semi-natural – 0.74
- Allotments – 0.03
- Sports facilities – 0.14 Ha

7.5.7 Amenity greenspace and children and young people are the typologies to be provided onsite, which amount to circa 800sqm. The proposed development would therefore adequately provide this. The other typologies are appropriate for offsite provision, which the Applicant accepts and is willing to contribute towards as long as the amount is proportionate to the proposed scheme. The Parish Council is considering the amount of financial contribution to be sought and can be delegated as part of the ongoing S106 negotiations.

7.5.8 Overall, subject to conditions and satisfactory S106 Agreement, the harm could be mitigated and thus the proposed development complies with the aforementioned policies.

7.6 Historic Environment

7.6.1 Policy 2 of the JCS seeks for new developments to not cause adverse harm to the historic environment. The site is within an area of potential archaeological remains as stated by the Archaeological Officer. A pre-commencement condition has been suggested which can be imposed should planning permission be granted.

7.6.2 As such, subject to condition, the potential harm could be mitigated and thus the proposed development complies with the aforementioned policies.

7.7 Flood Risk and Drainage

7.7.1 Policy 5 of the JCS seeks for new developments to positively contribute towards reducing the risk of flooding and to the protection and improvement of the quality of the water environment. Policy B3(F) states that the development should incorporate an appropriately designed, constructed and maintained sustainable drainage system.

7.7.2 The applicant has submitted a flood risk assessment and drainage strategy report (FRA and DS) which specifies that the site is located within flood zone 1 and has a low risk of flooding from a range of flooding sources. The FRA and DS also state that the foul sewer and surface water would be disposed via mains sewer, with an outlet to the attenuation pond where the surface water runoff rate exceed 5 litres per second.

- 7.7.3 Anglian Water states that there is capacity within the sewerage network to accommodate the flows of the development, but Brigstock Water Recycling Centre does not have capacity to treat the flows of the development. Nonetheless, Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take necessary steps to ensure that there is sufficient treatment capacity should permission be granted.
- 7.7.4 Regarding surface water drainage, in accordance with Building Regulations Part H, surface water should be discharged according to the following preferential hierarchy:
- Infiltration drainage techniques, such as swales and soakaways;
 - An open watercourse, river or ditch;
 - A surface water sewer; and
 - A combined sewer.
- 7.7.5 Similarly, this is echoed by Policy 5 of the JCS which expresses that developments should be designed from the outset to incorporate Sustainable Drainage Systems (SuDS), wherever practicable, to reduce flood risk, improve water quality and promote environmental benefits.
- 7.7.6 The FRA and DS states that SuDS has been explored onsite but it is unclear whether infiltration drainage techniques are likely to be suitable as the primary means of discharge and connection to the nearest watercourse or drainage ditch would require a connection to be laid over third party land and therefore a connection to a surface water sewer is the chosen option with a greenfield runoff rate of 5.0 litres per second, with an outlet to the attenuation pond when the runoff rate exceed 5 litres per second. Therefore, the proposed development would incorporate a form of sustainable urban drainage system (SuDS).
- 7.7.7 Anglian Water has no objection to the proposed connection and recommends that a condition is imposed securing the details of the FRA and DS should permission be granted. The Environment Agency also has no objection to the proposed development and advise the imposition of the condition suggested by Anglian Water.
- 7.7.8 Notwithstanding the above, the Local Lead Flood Authority (LLFA) initially requested further information in respect to the FRA and DS which the Applicant provided. Following this, the LLFA state that the impact of surface water drainage would adequately be addressed should the recommended conditions be imposed. LLFA states without these conditions, the proposed development may pose an unacceptable risk of surface water flooding. The recommended condition can be imposed should permission be granted.
- 7.7.9 It is therefore considered that, subject to conditions, the proposed development will be acceptable with regard to foul and surface water drainage and would not increase the risk of flooding. As such, the proposed development is considered to comply to the aforementioned policies.

7.8 Planning Obligations

- 7.8.1 Policy B3(a) of the BNP requires 40% of the proposed dwellings to be for affordable housing. The proposed development would provide 14 affordable houses onsite in line with the aforementioned policy which will be secured through a S106 Agreement.
- 7.8.2 Policy B3(D(d)) of the BNP requires the development to provide a Local Area for Play (LAP) which the Open Space SPD states should be 100 square metres. The proposed development provides this onsite.
- 7.8.3 0.1 hectares of public open space (LAP and Amenity Green Space) has been provided onsite in line with the Open Space SPD, the remaining open space typologies required by the policy are to be provided through off-site contribution. The maintenance of the onsite open space will be carried out by a private management company and therefore contribution for this has not been sought.
- 7.8.4 Northamptonshire Key Services has requested educational contribution of £113,696 for primary education, £130,910 for secondary and £7,785 for libraries. The applicant has agreed to pay this.
- 7.8.5 Northamptonshire CCGs / NHS has requested a financial contribution of £19,411.81 towards infrastructure support to ensure the new population has access to primary health care services. The applicant has agreed to pay this.
- 7.8.6 Brigstock Parish Council has requested £45,000 for parking spaces on Bridge Street near the school entrance due to congestion and highway safety concerns, which they consider the proposed development would exacerbate. At the time of writing, this has not been agreed as being necessary to make the development acceptable in planning terms and the amount would not be fairly and reasonably related in scale and kind to the proposed development. The Applicant is willing to provide a contribution as long as the amount is proportionate to the proposed scheme. Discussions are ongoing and the final amount can be delegated as part of ongoing S106 negotiations.

Subsection Conclusion

- 7.8.7 The Agent has been informed of the above planning obligation and has agreed to providing the financial contribution except for the request made by the Parish Council which as mentioned above is being discussed with them. A draft S106 Agreement is currently being prepared with the Agent and the Council.

8. Other Matters

- 8.1 Representations: The concerns raised by objectors and the Parish Council have been considered and addressed within the above sections to which it is either considered that the proposed development would not result in significant harm or the concern can be mitigated by via a condition / planning obligation.

- 8.2 Waste: The Waste Team has no objection to the proposed waste arrangement which would be collected from the public highway.

9. Conclusion / Planning Balance

- 9.1 The application site is designated as an allocated site for residential development within the Brigstock Neighbourhood Plan; thus, the principle of development is acceptable.
- 9.2 The proposed development is considered to create a sense of place while respecting the local character. It would provide a varied housing mix and tenure that would positively contribute to meeting local need for affordable housing and small and medium sized dwellings and provision for elderly accommodation.
- 9.3 The proposed development is also considered to not cause adverse harm in terms of highway safety, natural environment, historic environment and flood risk.
- 9.4 Notwithstanding the above, aspects of the proposed development differ from the requirements of the site-specific Policy B3 of the Neighbourhood Plan, such as some of the bungalows being located to the north of the site instead of the east and more than one point of access onto Stanion Road. However, it is considered that these differing elements of the proposal contribute positively to the character of the scheme and would not cause harm, thereby it is considered a reason for refusal would not be substantiated on these grounds.
- 9.6 Overall, it is considered that the proposed development complies with local and national policies. Subsequently, it is recommended that planning permission be granted subject to satisfactory S106 Agreement.

10. Recommendation

- 10.1 Recommendation 1: That planning permission be **GRANTED** subject to conditions and the completion of a Section 106 Legal Agreement by 16 September 2021 (or other date to be agreed).
- 10.2 Recommendation 2: That should the Section 106 Legal Agreement not be completed by [16 September (or other date to be agreed)] that it be delegated to the Director of Place and Economy to **REFUSE** planning permission.

11. Conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall not be carried out above slab level, until a sample panel of the wall and roof materials have been submitted to and approved by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details.

Reason: To achieve a satisfactory elevational appearance for the development.

- 3 Prior to the development above slab level of the development hereby permitted, details of the safety measures for the doors and windows of the proposed dwellings including product details shall be submitted to and approved by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details and maintained and retained in perpetuity.

Reason: To safeguard the amenity of future occupants and in the interest of crime prevention.

- 4 Prior to the development above slab level of the development hereby permitted, a lighting scheme including specification of lighting, product details, a location plan showing the position of the lights and ongoing management and maintenance of the lights for the lifetime of the development, shall be submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details and installed prior to the occupation of the first dwelling, unless agreed otherwise through the lighting scheme. The lighting shall be maintained and retained in perpetuity.

Reason: In the interest of crime prevention

- 5 No above ground work shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment and Drainage Strategy, document ref. no. report reference: ADC2162-RP-B, Rev. 5, dated 2nd December 2020, prepared by ADC Infrastructure, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include,

i) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures.

ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations

iii) Attenuation basin providing suitable pollution control and a 300mm freeboard above top water level for the extreme event.

iv) Cross sections of the control chamber (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for the hydrobrake.

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

- 6 No above ground work shall take place until full details of the management and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. Details are required of the organisation or body responsible for vesting and maintenance of individual aspects of the drainage system. The maintenance and/or adoption proposal for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used including details of expected design life of all assets with a schedule of when replacement assets may be required, should be submitted.

A maintenance schedule should be accompanied by a site plan to include access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arising's generated from the site.

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

- 7 No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on Flood Risk Assessment and Drainage Strategy, document ref. no. report reference: ADC2162-RP-B, Rev. 5, dated 2nd December 2020, prepared by ADC Infrastructure, has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority The details shall include:

a) Any departure from the agreed design is keeping with the approved principles

b) As-Built Drawings and accompanying photos

c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)

d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.

e) CCTV confirmation that the system is free from defects, damage and foreign objects.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

- 8 Prior to the first occupation of dwellings hereby permitted, the highway works, including the widening of the footpath and the speed reduction measures, detailed within the Transport Statement (ADC2162-RP-C) and Proposed Access Junction Layout Plan (ADC2162-DR-001-P10) together with the site accesses, as identified on drawing number ADC2162-DR-001-P10, shall be carried out and fully implemented.

Reason: In the interest of highway safety and local amenity.

- 9 The visibility splays shown on approved plans (ADC2162-DR-001P10 and ADC2162-DR-007P1) shall be Implemented prior to the occupation of the first dwelling hereby permitted and shall remain free of obstruction above 0.6 metres in height and thereafter retained in perpetuity.

Reason: In the interest of highway safety.

- 10 Prior to the occupation of dwellings hereby permitted, the turning and parking spaces shown on the site layout plan (P19-02819_01Q) shall be constructed and maintained and retained in perpetuity.

Reason: In the interest of highway safety and local amenity.

- 11 Prior to development above slab level of the development hereby permitted, details of sustainable measures to be incorporated within the proposed dwellings, shall be submitted to and approved by the local planning authority. Thereafter, the proposed development shall be constructed in accordance with approved details. The details should include electrical vehicle charging points and water and energy efficiency measures to demonstrate compliance with Policy 9 of the North Northamptonshire Joint Core Strategy 2016.

Reason: In the interest of climate change and environmental protection.

- 12 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 199.

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

a) Risk assessment of potentially damaging construction activities.

b) Identification of “biodiversity protection zones”.

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

d) The location and timing of sensitive works to avoid harm to biodiversity features.

e) The times during construction when specialist ecologists need to be present on site to oversee works.

f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs.

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

Reason: in the interest of biodiversity.

14 Prior to the development above slab level of the development hereby permitted, details of nest bricks including location and product detail shall be submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details and maintained and retained in perpetuity.

Reason: To protect and enhance biodiversity.

- 15 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.

Reason: In interest of biodiversity and local amenity.

- 16 No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with a scheme to be submitted to, and approved in writing by the Local Planning Authority. The erection of fencing for the protection of any retained tree or hedge shall be carried out before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.

Reason: In interest of biodiversity and local amenity.

- 17 No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.

Reason: In interest of biodiversity and local amenity.

- 18 A landscape management plan including long term design objectives, management responsibilities, management and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of any part of the buildings or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: In interest of biodiversity and local amenity.

- 19 Prior to the occupation of the development a landscape maintenance scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the maintenance of all landscaped areas for a minimum period of 5 years and specify the maintenance responsibilities and arrangements for its implementation. The landscape maintenance scheme shall be carried out as approved.

Reason: In interest of biodiversity and local amenity.

- 20 Prior to the first occupation of the development hereby permitted, details of the play and recreational equipment and how it will be maintained for the lifetime of the development shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details prior to the occupation of the first dwelling.

Reason: In the interest of local amenity and to ensure adequate play equipment is provided.

- 21 Prior to commencement of development hereby permitted, details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels, and cross sections, of the development including the neighbouring properties along Bell Close, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in strict accordance with the levels shown on the approved drawing(s).

Reason: To protect and safeguard the amenities of the adjoining occupiers.

- 22 No development above ground level 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.

- 23 The development hereby permitted shall be carried out in accordance with the approved plans as follows:

Location plan – P19-02819_09I
Proposed site layout plan - P19 2819 01Q
Revised House Type Pack – P19-2891_02I
Elevation and floor plan - P19 2819 02 sheet 02C
Elevation plan - P19 2819 02 sheet 03C
Floor plan - P19 2819 02 sheet 04C
Elevation plan - P19 2819 02 sheet 05B
Floor plan - P19 2819 02 sheet 06E
Elevation plan - P19 2819 02 sheet 07D
Floor plan - P19 2819 02 sheet 08D
Elevation plan - P19 2819 02 sheet 09F
Floor plan - P19 2819 02 sheet 10F
Elevation Plan - P19 2819 02 sheet 11E
Elevation and floor plan - P19 2819 02 sheet 12F
Elevation and floor plan - P19 2819 02 sheet 13D
Elevation and floor plan - P19 2819 02 sheet 14D
Elevation and floor plan - P19 2819 02 sheet 16D
Elevation and floor plan - P19 2819 02 sheet 17E
Elevation and floor plan - P19 2819 02 sheet 20C
Floor plan - P19 2819 02 sheet 21B
Elevation plan - P19 2819 02 sheet 22B
Floor Plan - P19 2819 02 sheet 23B
Elevation Plan - P19 2819 02 sheet 24B
Floor plan - P19 2819 02 sheet 25B
Elevation plan - P19 2819 02 sheet 26B
Enclosures plan - P19-2819 04F
Material plan - P19-2819 05F
Land adoption plan - P19-2819 07D
Building heights plan - P19-2819 08E
Means of access / off site works - ADC2162-DR-001 P10
Private drives - ADC2162-DR-055 P1
Forward visibility - ADC2162-DR-006 P
Plots 9 and 10 visibility assessment – ADC2162-DR-077 P1
Flood Risk Assessment and Drainage Strategy

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

12. Informatives

- 1 Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087

- 2 Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
- 3 The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.
- 4 The Applicant / Developer is required to secure a 278 Agreement and provide a Road Safety Audit (RSA1) to the Local Highway Authority prior to carrying out works on the public highway.