

## North Northamptonshire Planning Committee (South) 18 October 2023

Application Reference	20/00745/FUL
Case Officer	Sunny Bains
Location	Land North Of Raunds Fronting Brick Kiln Road North Street Brooks Road And Midland Road, Raunds, Northamptonshire
Development	The erection of a 76-bedroom care home (C2) with associated amenity areas, 8 care home staff apartments, access road and car parking spaces
Applicant	Mr David Hicks - Country Court Care
Agent	Mr Matt Hubbard - The Planning Hub
Ward	Raunds Saxon
Overall Expiry Date	20 October 2023
Agreed Extension of Time	20 October 2023

### List of Appendices

#### Appendix A – Site Plan

### Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation due to the Town Council's recommendation being different to the Officer recommendation.

#### **1. Recommendation**

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- 1.1 That planning permission be **GRANTED** subject to conditions and the completion of a Section 106 Legal Agreement by 20 October 2023 (or other date to be agreed).
- 1.2 That should the Section 106 Legal Agreement not be completed by 20 October 2023 (or other date to be agreed) that it be delegated to the Director of Place and Economy to **REFUSE** planning permission.

## **2. The Proposal**

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- 2.1 This application seeks full planning permission for the erection of a care home (C2 Use) and an apartment block for staffing accommodation, as well as associated amenity space, access road and car parking.
- 2.2 The care home would be sited near the front boundary of the site close to Brick Kiln Road whilst the apartment block would be located behind the care home towards the rear corner of the boundary (north-east).
- 2.3 The care home would be two and half storeys high with accommodation in the roof space and amenity facilities on all three floors (including staffing and medical facilities). The care home would consist of seventy-six bedrooms with each room having its own ensuite.
- 2.4 The apartment block would be two-storeys high and consist of eight one-bedroom flats.
- 2.5 Vehicular and pedestrian access to the site would be via the access road that adjoins Brick Kiln Road and leads to the wider Northdale Park strategic site.

## **3. Site Description**

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- 3.1 The application site is situated on the periphery of the built settlement of Raunds and is located to the north of Brick Kiln Road, within the strategic site known as 'Northdale Park'
- 3.2 Northdale Park was granted permission in 2011 for residential dwellings, residential care facilities, business storage and distribution, new vehicular and pedestrian access and associated road infrastructure, public open space and landscaping. Phases of the permission are currently being constructed, with residential dwellings being closest to the application site.
- 3.3 The site measures 0.7 hectares and is currently undeveloped scrubland. The southern boundary of the site formerly consisted of mature trees which were designated with a group tree preservation order (0276) but due to highway and flooding issues they were felled. Beyond the former belt of TPO trees and Brick Kiln Road, is the built-up area of Raunds.
- 3.4 The site lies within flood zone 1 (low risk) and within 2 kilometres of the Upper Nene Valley Gravel Pits Special Protection Area (SPA).

## 4. Relevant Planning History

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- 4.1 14/01082/REM – Reserved matters: For appearance, landscaping, layout and scale pursuant to 12/01889/VAR, pursuant to 09/01626/OUT: Outline application: Proposed Sustainable urban addition to Raunds comprising residential (Use Class C3); residential care facilities (Use Class C2); business (Use Class B1); storage and distribution (Use Class B8); new vehicular and pedestrian access and associated road infrastructure, public open space, landscaping (including flood alleviation measures), and conversion of existing buildings to provide residential (Use Class C3) and/or community facilities (Use Class D1) (All matters reserved except for access) dated 23.08.2010 – Approved – 17.10.14
- 4.2 09/01626/OUT– Outline application: Proposed Sustainable urban addition to Raunds comprising residential (Use Class C3); residential care facilities (Use Class C2); business (Use Class B1); storage and distribution (Use Class B8); new vehicular and pedestrian access and associated road infrastructure, public open space, landscaping (including flood alleviation measures), and conversion of existing buildings to provide residential (Use Class C3) and/or community facilities (Use Class D1) (All matters reserved except for access) – Refused – 23.08.10. Appeal Decision Allowed

## 5. Consultation Responses

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

### 5.1 Raunds Town Council

Raunds Town Council continue to recognise the potential need to provide additional care homes. They continue to object on the basis that the latest document does not appear to have fully addressed their or other consultees previous objections and concerns. In addition, Raunds town medical facilities are currently over stretched, and the homeowner may need to make its own provision for minor medical care.

*Concerns from the previous Town Council's comments:*

Highways –

- The design speed of 20mph is not accepted.
- Parking falls below Northamptonshire Parking Standard guidelines.
- The applicant will need to demonstrate junction visibility splays of 2.4m x 43m in accordance with the enforceable 30mph speed limit
- The tracking of the refuse vehicle entering, turning around and exiting the site is not acceptable as the body appears to swing over the footways. This would be a significant safety concern and needs to be revised.

Crime – The submitted documentation does not identify what measures have been considered/implemented to mitigate against possible crime.

Medical Provision – The CCG can confirm that there is not currently capacity in the local primary healthcare system to absorb the likely increase in demand.

## 5.2 Neighbours / Responses to Publicity

Three number of letters have been received. The issues raised are summarised below:

- No access to a public highway, the Northdale Park access is not currently adopted.
- Increase in traffic would cause congestion.
- The access into Northdale Park is substandard and is not adequate to accommodate for the proposal.
- Insufficient parking spaces provided.
- Access onto Brick Kiln Roads is poorly lit and dangerous for children.
- The frequent flooding would be worse with the proposal.

## 5.3 Waste Management Team

With regard to the above planning application this would be a commercial collection, they may not engage our services.

The two bin stores indicated are not accessible as the Refuse Collection Vehicle should not enter the site and manoeuvre through the parking areas as mixing pedestrians and Refuse Trucks is not good practice. Similarly, the bin stores are both next to parking spaces and would require the crew to unnecessarily walk heavy, large euro bins over some distance. It would only take only one car parked to block the southern Bin access.

Bin stores need to be as close to the highway as possible so they can easily be accessed by the crew.

## 5.4 Archaeological Team

In August 2020 the County Archaeological Advisor commented on the application and stated that the site should be subject to an open area excavation; the land around it had at that point recently been excavated. The brief for the excavation was by that time already out of date and a revised version is therefore needed. On this basis a standard condition for archaeological work is recommended to secure the excavation and report.

The proposed development will 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.

## 5.5 Principal Ecological Officer

The updated ecological survey report has been reviewed and I am satisfied that biodiversity impacts should be minimal provided a range of precautionary methods of working are followed. It is noted that the site is within a red zone for great crested newt, however in this case I would agree with the ecological assessment that due to the habitats on site - in particular given the recent construction in the surrounding area - GCNs are unlikely to be present. I would therefore recommend:

- A suite of method statements/precautionary methods of working, as recommended in the Ecological Impact Assessment report, should be included in the site CEMP. These should address bats (including a method statement for soft felling trees), great crested newts, breeding birds and badger. In this case I do not think a dedicated CEMP for biodiversity is warranted, however the method statements must be available to those working on site.
- The soft landscaping plan should be conditioned and should consider the recommendations made in the EcIA report. An updated landscaping plan has not been provided, so the original (dwg (10)004 rev P00) is the most current proposal. It indicates widespread use of ash, which is specifically mentioned in the EcIA report as not suitable due to ash dieback disease and the inability to secure disease-free stock. In my view the landscaping needs a much more considered approach which I think would be best done through condition.
- The scale of the buildings and brick construction offer the potential for a wide range of nesting opportunities for biodiversity enhancement. I would recommend that a scheme of integral bat, swift and sparrow bricks be conditioned; once mortared in they will not need any maintenance. The scheme should be designed by the applicant's ecologists to ensure the bricks are installed in appropriate locations.

## 5.6 Highways

Highways has the following observations, comments and recommendations:

Having looked at the information provided by the applicant and at the Raunds SUE, in this instance, given the quantum of development and that an existing bus service is to be improved to as part of the Raunds SUE we would not be able to justify the improvements to the nearby bus stops.

As previously mentioned, and agreed by the Agent we would still seek the below bus ticket provision, to be secured by a Section 106 agreement.

- A 4-week or one month Megarider ticket for the local area, one per new employee for a period of 6 months.

Please note that the number of parking spaces shown is marginally below what is required by NNC adopted standards. However, having reviewed the evidence provided once more, we can in this particular instance accept the parking provision provided.

## 5.7 Natural England

The proposal is within the zone of influence of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), and therefore is expected to contribute to recreational disturbance impacts to the bird populations for which the SPA has been notified.

Mitigation for these impacts is available via a financial contribution towards a strategic mitigation project, set out within the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document.

## 5.8 Environmental Protection

The applicant has removed the proposed nursery from the application which has eliminated any potential issues of noise which were of concern to Environmental Protection. We have looked at the newly submitted information and confirm that there are no obvious environmental issues but should you be minded to grant the permission please add the suggested conditions to the permission (i.e. noise, construction work operational times, no burning, dust mitigation, prevention of mud onto the highway and lighting).

## 5.9 Environment Agency

The Environment Agency has no objection to the proposed development, as submitted.

## 5.10 Northamptonshire Police Community Safety

Subsequent to my previous email responses of 27th July 2020 & 10th May 2021 I now submit the following recommendations/observations in order to ensure Secured by Design principles are implemented to an acceptable and risk commensurate level. Some of the issues raised may have been addressed but others need to be further clarified particularly now a revised scheme has been submitted.

- Boundary Treatment: More specific detail is required on the Site Plan drawing to identify both site perimeter fencing and those secure areas within the site that warrant additional fencing to both prevent vulnerable residents wandering off site and unauthorised persons gaining access.
- Could the proposed CCTV system be agreed to be condition on any subsequent approval to be agreed and installed prior to occupation. To ensure critical vulnerable areas are monitored.
- There needs to be agreed a secure covered cycle store for the staff apartment block. In the DAS 6.6 it states a staff secure cycle store is provided this is not evident on the site plan.

- Door and Window Security: In addition to the specification referred to in the Crime Prevention Statement all doors and windows must be to Building Regs AD 'Q' for the accommodation block and all external doors to care home certified to BS PASS 24:2016, designated fire doors must be dual certified. External bedroom doors should like fire exit doors be without external furniture.
- Within the DAS 6.4 it states an additional pedestrian access to the west of the Care Home this does not appear to be on the site plan.

## 5.11 Anglian Water

### ASSETS

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. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement.

Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

### WASTEWATER SERVICES

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

#### Used Water Network

This response has been based on the following submitted documents: Flood Risk Assessment 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. We will then advise them of the most suitable point of connection.

#### Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is acceptable. We request that the agreed strategy is reflected in the planning approval

#### 5.12 The Lead Local Flood Authority

We would advise that there is sufficient information available to comment on the acceptability of the proposed surface water drainage scheme for the proposed development

We would advise that if the suggested surface water planning conditions are included as set out, the impacts of surface water drainage will have been adequately addressed at this stage. Without these conditions, the proposed development on this site may pose an unacceptable risk of surface water flooding.

#### 5.13 Nene Clinical Commissioning Group / NHS England

The CCG can confirm there will not be sufficient capacity in the local primary healthcare system to absorb the anticipated increase in demand created by the proposed development for the creation of 76 bedroom care home at Land North of Raunds Fronting Brick Kiln North Street Brooks Road and Midland Road, Raunds, Northamptonshire. 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 and NHSE & I are seeking a financial contribution towards infrastructure support to ensure the new population has access to good quality primary health care services.

Financial Contribution requested £15,900.72

#### 5.14 Northamptonshire Key Services

I am responding on behalf of Northamptonshire County Council key services (Broadband) and on behalf of Northamptonshire Fire & Rescue Service (NFRS) on which this development would have an impact. Other County Council service areas may respond separately.

This response follows the principal guidance in the County Council's adopted Planning Obligations Framework and Guidance Document (2015), which follows the tests of paragraph 56 of the National Planning Policy Framework (2019) and is therefore relevant to this planning application.

From the information received regarding this application, it is understood that the development would comprise construction a 76-bed care home (C2), and 8 care homes staff apartments. It is expected that the development will provide gross new internal floorspace totalling 4,945sqm.

These figures have been used to guide this response.

Fire Hydrants & Sprinklers New developments and associated infrastructure within Northamptonshire equates to an increase in visitors as well as traffic



movements. This will inevitably lead to an increase in the spread of fire risk, which places additional demands on Fire and Rescue Service resources to ensure safe places are maintained, consistent with national Government expectations and guidance.

Northamptonshire Fire and Rescue Service sets out its criteria for responding to incidents within its Standards of Operational Response (SOR). The standards outline how the Service will respond to different incident types which fall within its statutory responsibilities under the Fire and Rescue Services Act 2004.

New developments generate a requirement for additional fire hydrants and sprinkler systems in order for fires, should they occur, to be managed.

An assessment of the site will need to be undertaken by the Water Officer of Northamptonshire Fire and Rescue Service in order to establish the precise requirement. It is expected however that this development may require a minimum of 2x fire hydrants to be provided and installed. The capital cost of each hydrant (including its installation) is £892 per hydrant, the cost of which is expected to be met by the developer in full (Totalling £1,784).

Any hydrants and/or sprinkler systems, if required, should be installed at the same time as the rest of the water infrastructure and prior to any dwellings/commercial building being occupied. This is to ensure adequate water infrastructure provision is made on site for the fire service to tackle any property fire.

The final location of any fire hydrants and/or sprinkler systems for the new development must be agreed in consultation with the Northamptonshire Fire and Rescue Service Water Officer prior to installation and secured through a planning condition.

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.

## Broadband

The vision for the county to be at the leading edge of the global digital economy. To meet this challenge, we've set an ambitious target of 40% full fibre connectivity across the county by December 2023. To deliver on this, it is essential that new developments (both housing and commercial) are served by high quality full fibre networks. Access to the speeds, 1 gbps or faster, delivered by this technology will bring a multitude of opportunities, savings and benefits. It also adds value to the development and is a major selling point for potential residents and occupiers.

In order for the commercial communications market to be able to deploy to these new build areas, measures must be introduced at the earliest opportunity. This will provide the required specification to enable full fibre connectivity for all new developments. To help developers, some fibre based broadband network providers such as Openreach and Virgin Media have dedicated online portals which provide assessment tools and technical help.

There are also a variety of other suppliers operating in the area such as: Gigaclear, CityFibre and Glide.

#### 5.15 Senior Tree and Landscape Officer

I'm happy with the revisions and the updated tree information which now matches the adjacent application. The trees at the front of Brick Kiln Road have already been removed under NE/22/00223/CND, so there is no need for tree protection or any other tree works conditions. This should result in a decent scheme when matured into an attractive and interesting landscape and gardens for residents, visitors and passers-by to enjoy.

We just need to cover this with condition for landscaping.

#### 5.16 Comments not received from the following consultees:

- Ramblers Association
- Tourist Development Officer
- Commissioning and Performance Team
- Cadent Gas
- Senior Economic Development Officer
- Western Power Distribution
- Northamptonshire Fire and Rescue Service
- Housing Strategy Team
- Community Development Officer

## **6. Relevant Planning Policies and Considerations**

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### 6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

### 6.2 National Policy

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

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

Policy 1 - Presumption in Favour of Sustainable Development  
Policy 2 - Historic Environment  
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 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 17 - North Northamptonshire's Strategic Connections  
Policy 19 - The Delivery of Green Infrastructure  
Policy 22 - Delivering Economic Prosperity  
Policy 23 - Distribution of New Jobs

6.4 East Northamptonshire District Local Plan (1996)

None applicable.

6.5 Raunds Neighbourhood Plan (RNP) (2017)

Policy R1 – Ensuring an Appropriate Range of Sizes and Types of Houses  
Policy R2 – Promoting Good Design  
Policy R3 – Flexibility and Adaptability in New Housing Design  
Policy R4 – Car Parking in New Housing Development  
Policy R8 – Protecting Existing Community and Recreational Facilities and Buildings  
Policy R10 – Traffic and Transport in Raunds  
Policy R14 – Supporting New Employment Development  
Policy R16 – Built and Natural Environment  
Policy R17 – Greening the Town  
Policy R19 – Upper Nene Valley Gravel Pits Special Protection Area (SPA)  
Policy R20 – Movement and Connectivity

6.6 East Northamptonshire Local Plan Part 2 (LPP2)

Policy EN1 – Spatial Development Strategy  
Policy EN2 – Settlement Boundary Criteria (Urban Areas)  
Policy EN12 – Health and Wellbeing  
Policy EN13 – Design of Buildings / Extensions  
Policy EN14 – Designated Heritage Assets  
Policy EN15 – Non-Designated Heritage Assets  
Policy EN30 – Housing Mix and Tenure to Meet Local Need  
Policy EN31 – Older People's Housing Provision

6.7 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)  
Northamptonshire Country Council – Planning Out Crime Supplementary Planning Document (2003)  
Joint Planning Unit – Design Supplementary Planning Document (2009)  
East Northamptonshire Council - Domestic Waste Storage and Collection Supplementary Planning Document (2012)  
East Northamptonshire Council - Trees and Landscape Supplementary Planning Document (2013)  
Biodiversity Supplementary Planning Document (2016)  
East Northamptonshire Council - Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document (2016)

## **7. Evaluation**

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The key issues for consideration are:

- Principle of Development
- Character, Layout and Appearance
- Impact on Neighbouring Amenity
- Highway Matters
- Environmental Matters
- Flood Risk and Drainage
- Natural Environment
- Archaeology
- Waste Management
- Planning Obligations

### **7.1 Principle of Development**

- 7.1.1 The principal of development has been established and is acceptable via the extant planning permission 09/01626/OUT and 14/01082/REM.

### **7.2 Character, Layout and Appearance**

- 7.2.1 The outline application (09/01626/OUT) introduced the notion of a care home development with ancillary staffing accommodation on the strategic allocation site (Northdale Park). The masterplan accompanying the outline application (below) indicatively illustrated the care home and staffing accommodation near Brick Kiln Road.



7.2.2 Subsequent to the outline permission, the masterplan fed into the 'design code document' that accompanied the reserved matters application (14/01082/REM) and set the siting (as well as design parameters) of the proposed development on the application site.

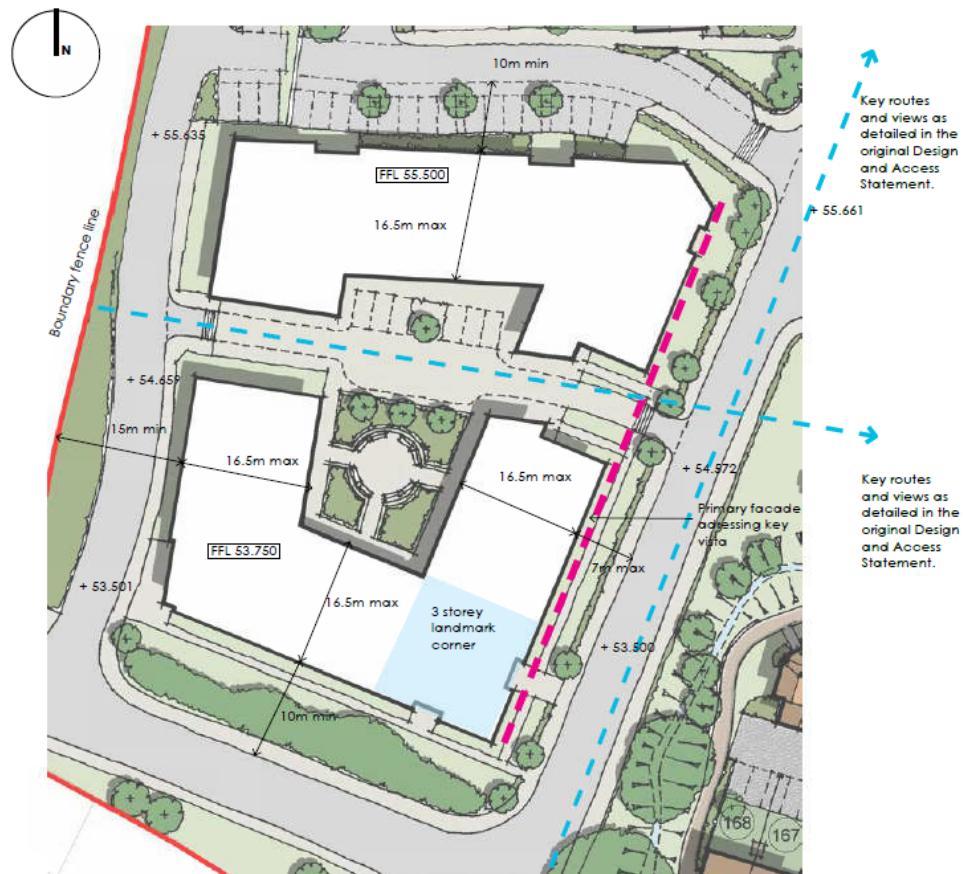
7.2.3 It is noted from the Case Officer's report for the reserved matters application (14/01082/REM) that:

*'The design of the care home is subject to further detailed consideration as the developer does not have an end user'*

7.2.4 The aim of the design code document is therefore not to be a prescriptive document that sets out the full details of what the proposed development should adhere to but provides flexibility of what the proposed development could achieve onsite within the set parameters, ensuring that the premise of the development is delivered without hindering the functionality and usability of the end user.

7.2.5 The design code, steered by the outline permission, indicates the care home to comprise of 68-beds with 19 staffing apartments and parking for 19

vehicles. The illustration (below) within the design code shows a centralised courtyard layout with some parking spaces within the courtyard and the rest on the northern perimeter of the site. The indicative building south of the site, facing Brick Kiln Road, being the care home and the building north of the site, facing into the strategic site, being the staffing accommodation.



7.2.6 A number of key attributes can be derived from the design code for the proposed development, as follows:

- Positively address the junction of Brick Kiln Road / North Street, with a prominent 3 storey landmark corner (indicated blue on the above plan) framing the view to Northdale Common and acting as a gateway to the site.
- Spaces helping to form a welcoming and landscaped entrance to the care home.
- Accessible pedestrian access to the care home.
- A typically maximum ridge height 10.2 metres above ground level.
- Predominantly 2 to 2.5 storey with an element of three storey positioned to form a landmark and gateway into the site.
- The building elements and external materials used within the facades and on the roof should respond to the site context of Raunds. Their proportion, detail and materiality should reflect the locality and also

serve as a reference palette of materials for future design development.

- The existing trees within the open space should be retained.

7.2.8 The aspiration of the design code (as well as that of Officers) are noted within the design and access statement, which states:

*‘Through discussions with the Planning Development Manager during the compilation of this application it was established that the Council would wish to see a fresh, full planning application for the proposed development of the residential care facilities within this defined part of the sustainable urban extension, which follows the design lead from the details approved under the original reserved matters application, and which takes on board the advice contained within the approved ‘Design Code Document’ accordingly’.*

7.2.9 The proposed scheme (below) would provide a combined residential accommodation of 84 units (76 units for the care home and 8 units for the staffing block) which compared to the outline permission of 87 units would be a reduction of three units. The proposal would be achieved through a design that would have a greater open layout than the indicative block layout depicted within the design code document, whereby the reduction in scale of the apartment block has created space for a slight increase in depth for the care home building and the parking court which divides the two proposed buildings and increased the provision of landscaping.





- 7.2.10 The proposal would incorporate aspects of the key attributes mentioned within the design code in terms of the landmark corner of the building (positioned near the junction of Brick Kiln Road and North Street) being three-storey high which would be positively noticeable and act as a gateway into the wider sustainable urban extension (SUE).
- 7.2.11 The proposed buildings would be predominantly 2.5 storey high, with accommodation within the roof space and would be a maximum ridge height of 11 metres (slightly higher than that expressed within the design code document of 10.2 metres). Due to the land levels sloping away from Brick Kiln Road and into the SUE, the apartment block would be on lower ground than the care home. A land level condition can be imposed to ensure the ground level of the site does not impact the overall height of the development or appear overbearing from neighbouring properties and the street scene.
- 7.2.12 Whilst, no specific material details have been provided, the elevation and 3D Plans as well as the design and access statement illustrate the palette materials of the proposed buildings being two toned, for example a light stone and dark grey brick colour.
- 7.2.12 The building elements and the illustrative colour palette of the external materials would provide a unique character to the proposed buildings in the context of its setting, which is considered to respect the local character as



well as serve as an enhancement feature for future design developments, thereby enhancing the local character. A condition can be imposed for material details should permission be permitted.

- 7.2.13 The greenspaces around the perimeter of the site and in between the proposed buildings as well as near the entrance of the care home, would help to form a welcoming and landscaped entrance into the proposed scheme. In addition, the layout of the site provides for well-connected pedestrian routes enabling ease of pedestrian access to the care home from the public realms via the pedestrian footpaths. These aspects contribute to the local character and the visual appeal of the proposed scheme.
- 7.2.14 The existing TPO'd trees along the front boundary have been removed due to matters outside of the applicant's control, however as part of the landscaping scheme replacement trees would be planted amongst other landscape features. Details of this is discussed further in the '*natural environment*' section of this report (below).
- 7.2.15 Overall, the design of the proposed development has incorporated key attributes of the design code document approved under the original outline application and thereby it is considered that the proposed scheme would respect as well as enhance the local character. Therefore, the proposed development complies with Policy 8(d) of the JCS, Policy EN13 of the LLP2, Policy R2 of the RNP and Paragraph 130 of the NPPF.

### 7.3 **Impact on Residential Amenity**

- 7.3.1 The proposed development would be surrounded by residential development. To the north and east of the application site would be the residential dwellings approved as part of the sustainable urban extension (SUE). The south of the application site would be the existing built form of Raunds and to the west would be the recently approved residential scheme (NE/21/00379/FUL) for 35 affordable dwellings.
- 7.3.2 The application site would be enclosed on three sides by access roads which would separate the site from the residential dwellings and create an adequate relationship and distance. In addition, given the orientation of the built form as well as the scale and mass of the proposed buildings, it is not considered to form an overbearing or dominant development. Likewise, it is not considered to cause harm in terms of overshadowing and overlooking.
- 7.3.3 It is noted from the floor plans that the ground, first and second floor of the care home would consist of social functional rooms as well as utility areas. Environmental Protection has no concerns with the proposal overall in terms of noise impact but has recommended imposing a noise condition to control noise levels of fixed plant and equipment to ensure they do not cause noise nuisance. This condition as well as the other recommended conditions (construction hours of work, burning of materials, dust mitigation, prevention of mud onto the highway and lighting) can be imposed should permission be granted.
- 7.3.4 Internally, the layout and amenity spaces are considered to be satisfactory for the care home and the staffing accommodation.

7.3.5 A crime impact assessment has been submitted with this application. The comments of Northamptonshire Police are noted, and the matters raised can be mitigated via conditions should permission be granted.

7.3.6 Overall, it is considered that the proposed scheme would not cause adverse harm to the amenity of the neighbouring properties or that of the future occupants. Therefore, the proposed development would comply with Policy 8(e) of the JCS, Policy EN13 of the LLP2, Policy R2 of the RNP and Paragraph 130 of the NPPF

#### 7.4 Highway Matters

7.4.1 The proposed scheme would utilise the approved access that serves the SUE, at the junction of Brick Kiln Road and North Street. This would allow for pedestrian and vehicular access into the site.

7.4.2 Highways initial comments were as follows:

- *Please note that the parking supplied falls below NNC adopted parking standards. The applicant will need provide evidence of other similar sites to support and justify the current proposed parking.*
- *The LHA would query the lack of any pedestrian crossings for staff or visitors wishing to more safely cross Brick Kiln Road to reach the existing bus stops.*
- *A designated space will be required for deliveries so the vehicle in question does not cause any obstructions to other vehicle users.*
- *For sites that provide employment, we will require the following;*
  - *The nearest bus stops are located on Brick Kiln Road approximately 200 metres away from the site. Improvements to these stops will be required in the form of a shelter for staff.*
  - *A 4-week or one month Megarider ticket for the local area, one per new employee for a period of 6 months.*

7.4.3 In light of Highways comments, the applicant submitted a Transport Impact Assessment which included tracking plans. The Transport Impact Assessment concluded the following:

#### Parking Provision

7.4.4 *'The proposed development would provide a total of 39 car parking spaces across the site, including a dedicated ambulance/delivery vehicle space near the main entrance of the care home (space number 30) and 9 spaces allocated to the apartments. Section 5.3 of the submitted Transport Statement outlined that based on the local adopted parking standards the development should provide a minimum of 43 parking spaces. The proposed provision is therefore 4 spaces short of the minimum requirements.*

*To justify this slight shortfall, Section 5.3 of the Transport Statement provided details of the approved parking provision to serve the 68-bedroom care home and 19 close-care apartments at the site (approved as part of the wider Raunds Sustainable Urban Extension Development). The approved development provided a total of 22 parking spaces, equating to approximately 1 parking space per 4-bedrooms within the development for use by staff and visitors. The Transport Statement concluded that the parking for the proposed care home therefore reflected the approved provision granted as part of the existing planning permission at the site.*

*To further justify the proposed level of parking, the Transport Statement included a TRICS based parking accumulation assessment which identified a maximum parking demand of 27 vehicles between 1300 and 1400 hours. Importantly, the LHA has not queried this methodology which clearly outlines that the provision of 39 parking spaces across the proposed development would comfortably be able to accommodate the maximum expected parking demand.*

*Notwithstanding, the LHA has requested “evidence of other similar sites to support and justify the current proposed parking”. To address this point, research has been conducted to identify other care homes within Northamptonshire that have received Planning Permission that also justified lower levels of parking.*

*Land off Huntingdon and Market Road, Thrapston, Northamptonshire (planning application reference: 19/01392/OUT). The proposals included the development of a 67-bedroom care home with a total parking provision of 31 spaces, including 2 disabled spaces that would be operated by Country Court Care who will also operate the proposed scheme. Based on the parking standards the scheme should have provided 41 spaces in total (to reflect up to 19 staff on-site at any one time). To justify this shortfall it was concluded that parking levels should be calculated based on the expected demand which is influenced by opportunities to travel to the site by sustainable modes, the site’s location to local amenities and the type/scale of the development. The application also provided details of a TRICS parking accumulation assessment to provide further evidence to justify a shortfall in parking provision.’*

#### Delivery Vehicle Space

- 7.4.5 *The proposed development would provide a dedicated ambulance/delivery vehicle space near the main entrance of the care home. It would operate as a dual-purpose space and be managed in a way to ensure that the potential conflict between ambulances and delivery vehicles is minimised.*

*It is important to note that visits by ambulances would be irregular and for emergencies only, most visits by Medical Professionals would be pre-arranged and likely travel to the site by car and not require*

*access to this space. Furthermore, any deliveries to the site would be managed by care home staff and if there was to be a pre-arranged ambulance visit, the delivery would be scheduled for another time. Similarly, visits by delivery vehicles would occur for a very short period of time and if an ambulance was to arrive during this time, in reality, the delivery driver would simply move out of the way.*

*To demonstrate the suitability of the ambulance/delivery vehicle space, Drawing Number F20007/03 shows how both an ambulance and delivery vehicle could reverse into this space, be positioned away from the main parking area as they load/unload from the rear and then exit the site in a forward gear.*

#### Bus Stop Improvements, Megarider Tickets and Pedestrian Crossing

7.4.6 *‘Overarching national guidance within the NPPF provides clear criteria regarding planning conditions and obligations. This is outlined specifically in Paragraphs 56 and 57 presented below:*

*“Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.” (Paragraph 536)*

*“Planning obligations must only be sought where they meet all of the following tests:*

*a) necessary to make the development acceptable in planning terms;  
b) directly related to the development, and  
c) fairly and reasonably related in scale and kind to the development.” (Paragraph 57)*

*Considering the above guidance, the improvements requested by the LHA are unexpected, especially when considering that the site is part of the wider Raunds Sustainable Urban Extension Development which includes a significant residential scheme of over 310 houses, as well as 1,859sqm of office/light industrial use and 140sqm of community facilities (approved through planning application reference 09/01626/OUT). No details on the exact number of pedestrians and public transport users were provided as part of this development, but it would undeniably have a much more significant impact on the number of pedestrians and public transport users accessing the wider site by both residents of the dwellings and staff at the commercial units.*

*When this is compared against the proposed development, the Transport Statement concluded that the care home could generate up to 32 additional daily movements by pedestrians and have up to 18 members of staff on-site at any one time. Due to this, it is clear that the proposed development would generate a negligible increase in the existing/future demand for access by pedestrians and public transport users. Therefore, it must be questioned whether the requested improvements are “fairly and reasonably related in scale and kind to the development” and why they are not already being*

*implemented as part of the approved residential and commercial schemes within the wider Raunds Sustainable Urban Extension Development.*

*Therefore, in accordance with the requirements of the NPPF, it is considered that the improvements requested are not “precise,” “reasonable,” “necessary” or “directly related to the development”. Furthermore, it is important to note that any improvements are required to be proportionally related to the impact of the development itself and not any pre-existing aspirations for improvement. Due to this, we would strongly contend that the LHA’s requests for off-site improvements are reconsidered and should not be provided as part of this development.*

*In terms of the bus tickets for staff of the care home, this request does not seem unreasonable and will be considered by the applicant. It is important to note that Country Court Care operate several care homes throughout the country and has its own strategy of encouraging staff to travel by non-car modes. Therefore, this type of arrangement may already be something that they would implement at the development’.*

7.4.7 In light of the supporting transport information, Highways stated the below comments:

*‘Bus Stop Improvements*

- looking at the information provided by the applicant and at the Raunds SUE, In this instance, given the quantum of development and that an existing bus service is to be improved to as part of the Raunds SUE we would not be able to justify the improvements to the nearby bus stops.*
- A 4-week or one-month Megarider ticket for the local area, one per new employee for a period of 6 months.*

*Car Parking Provision*

- Please note that the number of parking spaces shown is marginally below what is required by NNC adopted standards. However, having reviewed the evidence provided once more, we can in this particular instance accept the parking provision provided’.*

7.4.8 The comments of the local representations are noted as follows:

- No access to a public highway, the Northdale Park access is not currently adopted.*
- Increase in traffic would cause congestion.*
- The access into Northdale Park is substandard and is not adequate enough to accommodate for the proposal.*
- Insufficient parking spaces provided.*

- *Access onto Brick Kiln Roads is poorly lit and dangerous for children.*

- 7.4.9 Whilst, the Northdale Park access has currently not been adopted by Highways, the delays in the adopting the road have been caused for reasons outside of the developer's control, however, the Case Officer is aware that the developer is working with Highways to overcome the matters and for the road to be adopted. Notwithstanding this, under the SUE permission (09/01626/OUT and 14/01082/REM) the Northdale Park access will be an adoptable road which links to the current public roads (Brick Kiln Road and North Street). The access of the proposed scheme links into the Northdale Park access which Highways has not expressed any concerns to or objected to the scheme, and thus a reason for refusal on this ground would not be substantiated.
- 7.4.10 Likewise, Highways does not consider that the proposal would result in congesting the existing road network or result in highway safety harm to road users. The Northdale Park access was approved under the outline application (09/01626/OUT) and was considered by Highways and the Planning Inspector to be acceptable for the proposal and the wider SUE and for it to not cause danger to children due to lighting. Parking has been addressed in the above paragraphs and thus it is considered to be acceptable. As such, the concerns of the local representations would not substantiate a reason for refusal.
- 7.4.11 Overall, the proposed scheme is not considered to cause adverse harm to highway users or the road network cumulatively and thus complies with Policy 8(b) of the JCS and Policy R10 of the NP.

## 7.5 **Flood Risk and Drainage**

- 7.5.1 The application site is located within flood zone 1 which is a low risk area of fluvial flooding. Notwithstanding this, Brick Kiln Road and North Street (including the area along the front boundary of the site) has suffered from surface water flooding. This has been caused due to the culvert near the front site boundary being damaged and blocked by the roots of the TPO trees which prevented the surface water from being drained away effectively. This is outside the control of the applicant as it is within Highways land, so it is a matter which Highways and the Council's Senior Tree and Landscape Officer have been dealing with.
- 7.5.2 The resolution to the matter has involved removing the TPO trees and reconstructing the culvert which should alleviate the surface water flooding.
- 7.5.3 The flood risk and drainage strategy submitted with this application notes that the foul water would be discharged to the Anglian Water's network and the surface water via a sustainable drainage solution which would drain into the newly constructed culvert. Prior to the surface water discharging into the culvert, the water would collate into an underground crate where the discharge rate would achieve a gravity connection flow of 2 litres per second before discharging into the culvert. The land level around the care home would need to be raised by 150 millimetres (as denoted on the retention wall

plan – 2020-8412-51B) to enable a gravity connection for the surface water. A land level condition can be imposed to ensure that the raising of the ground levels does not cause detrimental impact on the local character and surrounding amenity.

- 7.5.4 Anglian Water has confirmed that they have foul drainage near the site and Raunds Water Recycling Centre would serve the development which has capacity to deal with the foul water flows of the proposed scheme. The sewage network also has capacity to deal with the flows of the proposed scheme. As such, Anglian Water has no objection to the proposed development.
- 7.5.5 Likewise, the Environment Agency and the Lead Local Flood Authority consider that the proposal would not cause flood risk elsewhere or exacerbate existing flooding issues or put future occupiers at risk of flooding and thus they have no objection to the proposed scheme. The Lead Local Flood Authority have suggested pre-commencement conditions which can be imposed should permission be granted.
- 7.5.6 As such, the proposed development complies with Policy 10 of the JCS and Paragraph 167 of the NPPF.

## 7.6 **Natural Environment**

- 7.6.1 Landscaping of the proposed scheme is one of the important elements of the 'design code document' and formed a key attribute to ensure it formed a welcoming feature to the care home which involved the retention of the group of TPO trees. However, as mentioned within the '*Flood Risk and Drainage*' subsection above, the TPO trees were removed as part of planning approval NE/22/00223/CDN, as they were causing issues with the drainage and highway infrastructure. These matters are outside of the control of the applicant and the proposed scheme.
- 7.6.2 A landscaping scheme has been submitted with this application which takes into account the landscaping scheme approved under NE/22/00223/CND for the replacement TPO trees as well as the comments of the Senior Tree and Landscape Officer. This has resulted in a landscaping scheme that the Senior Tree and Landscape Officer states:
- 'In a decent scheme when matured into an attractive and interesting landscape and gardens for residents, visitors and passers-by to enjoy'.*
- 7.6.3 An ecological report has been submitted with this application which the Principal Ecological Officer is satisfied with and considers that the biodiversity impact should be minimal subject to the suggested biodiversity conditions. These conditions can be imposed should permission be granted.

7.6.4 The comments of Natural England are noted regarding the site being within two kilometres of the Upper Nene Valley Gravel Pits Special Protection Area (SPA). A financial contribution in line with the SPA mitigation strategy would be expected in order to alleviate the impact of the proposed scheme on the SPA. The applicant has agreed to financial contribution via the S106 process as detailed in the '*Planning Obligation*' subsection of this report (below).

7.6.5 Overall, the proposed development would not cause adverse harm to the natural environment and instead would provide an enhanced landscape character to the local area. As such, the proposed development complies with Policy 4 of the JCS, Policy R16 of the NP and Paragraph 174 of the NPPF.

## 7.7 **Archaeology**

7.7.1 The application site lies within an area of archaeological interest and the Archaeological Team states that the proposed development would have an impact on the surviving sub-surface archaeological remains. Albeit, through the imposition of the suggested archaeological condition, the impact would be mitigated. The pre-commencement condition can be imposed should permission be granted.

7.7.2 As such, the proposed development complies with Policy 2 of the JCS, Policy EN14 of the LPP2, Policy R2 of the NP and Paragraph 205 of the NPPF.

## 7.8 **Waste Management**

7.8.1 The site plan illustrates two locations for the bin stores, one near the north-west corner of the site and the other near the corner of the apartment building. It is noted from the Waste Management comments that the waste bins would be collected by a commercial waste provider rather than the Council's refuse team.

7.8.2 The observations of the Waste Management Officer are noted and whilst it would be preferred to have the waste collection point near the public highway, the transport assessment demonstrates that a refuse vehicle could safely and reasonably operate within the site to collect the waste bins. Also, Highways nor the Waste Management Officer have objected to the proposed scheme.

7.8.3 Therefore, a reason for refusal on waste grounds would not be substantiated and the proposal would comply with Policy 8(b) and (e) of the JCS and paragraph 130 of the NPPF.

## 7.9 **Planning Obligations**

7.9.1 In line with paragraphs 55 and 57 of the NPPF the below planning obligations have been requested.

7.9.2 Upper Nene Valley Gravel Pits Special Protection Area - £30,544.08. The applicant has agreed to pay this.



- 7.9.3 Northamptonshire CCGs / NHS has requested a financial contribution of £15,900.72 towards infrastructure support to ensure the new population has access to primary health care services. The applicant has agreed to pay this.
- 7.9.4 Highways has requested a four week or one month Megarider ticket for the local area, one per new employee for a period of 6 months. The applicant has agreed to pay this.
- 7.9.5 The S106 contributions requested are reasonable in accordance with Paragraph 55 and 57 of the NPPF and the applicant has agreed to the contributions. A S106 agreement is currently being prepared between the Council's and applicant's solicitors.

## **8. Other Matters**

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- 8.1 Representations: The concerns raised by objectors and the Town 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 that the concerns can be mitigated by via a condition / planning obligation.
- 8.2 Equality: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).
- 8.3 Health Impact Assessment: Paragraph 91 of the NFFP states planning policies and decisions should aim to achieve healthy, inclusive and safe communities and, specifically, criterion c) of this seeks to enable and support healthy lifestyles, for example, through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts which encourage walking and cycling. It is considered that the proposal subject to this application will enable many of these aims to be achieved and therefore it is considered acceptable on health impact grounds. In addition, a contribution is sought towards healthcare services.
- 8.4 Sustainable Measures: Policy 9 of the JCS seeks for proposal to incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions, including water use efficiency. A condition can be imposed for these details.
- 8.5 Pre-Commencement Conditions: The Applicant has agreed to the pre-commencement conditions noted within the '*Conditions*' section of the report (below).

## **9. Conclusion / Planning Balance**

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- 9.1 The application site is designated for a care home development including an apartment block for care staff under the permitted sustainable urban extension (SUE) known as Northdale Park.

- 9.2 The proposed development is considered to create a sense of place while respecting and enhancing the local character. The design of the proposed development incorporates the key attributes within the 'design code document' as well as incorporating its own design characteristics which has resulted in the effective use of the site.
- 9.3 The applicant has worked with the Council and provided a number of supporting documents to deliver a scheme that is considered to not have an impact in terms of neighbouring and future amenity, highways, flood risk and drainage, natural environment, historical environment, waste management and local infrastructure.
- 9.4 In addition, the proposal would provide economic, environmental and social benefits through primarily the provision of delivering the need for assisted living accommodation, construction of the proposed development and integration of the future occupants / staff into the local area as well as biodiversity enhancements.
- 9.5 It is therefore considered that the proposed development complies with local and national policies and subsequently, it is recommended that planning permission be granted subject to conditions and satisfactory S106 Agreement.

## **10. Recommendation**

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- 10.1 That planning permission be **GRANTED** subject to conditions and the completion of a Section 106 Legal Agreement by 20 October 2023 (or other date to be agreed).
- 10.2 That should the Section 106 Legal Agreement not be completed by 20 October 2023 (or other date to be agreed) that it be delegated to the Director of Place and Economy to **REFUSE** planning permission.

## **11. Conditions**

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- 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 Prior to the development above slab level of development hereby permitted, details of the external finishes of the proposed buildings shall have been submitted to and approved by the local planning authority and the development shall thereafter be carried out in accordance with the approved details.

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

- 3 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, 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 and local character.

- 4 The staff apartment block hereby approved shall be used only in association with, and ancillary to, the care home hereby permitted, and shall not be occupied, leased or rented to anyone that is not employed by the care home.

Reason: The apartment block has been permitted for this purpose only and any other use would require proper consideration under local and national policies.

- 5 The development hereby permitted shall be used for assisted living accommodation and for no other purpose (including any other purpose in Class C of the Schedule to the Town and Country Planning (Use Classes) Order 2005 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: In granting this permission the Council has had regard to the special circumstances of this case and considers that unrestricted use within Class C2 would require proper consideration under local and national policies given the local amenity.

- 6 Prior to the first occupation of the development hereby permitted, design details of the waste storage area 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. The details shall include (but not limited to) elevations plans, product details and security measures.

Reason: To prevent the unsightly storage of refuse containers and in the interests of amenity.

- 7 No development shall take place within the area of archaeological interest until the applicant, or their agents or successors in title, 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 in writing by the local planning authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

(i) Approval of a Written Scheme of Investigation;  
(ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;  
(iii) Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design: to be submitted within six months of the

completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;

(iv) Completion of analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, production 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.

8 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.

9 Prior to the development above slab level of the development hereby permitted, details of biodiversity enhancement features 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.

- 10 Prior to the first use of the development hereby permitted, the access and parking court as per the site plan (0347 001 A) shall be completed and the ambulance / delivery parking space shall be demarcated and used for this purpose only. Thereafter, it will be maintained and retained in perpetuity.

Reason: To ensure adequate and proper parking provision and access.

- 11 The rating level of noise emitted from any proposed fixed plant (including ventilation, refrigeration, ground source heat pump and air conditioning) and equipment to be installed on the site (determined using the guidance of BS 4142:2014 Methods for rating and assessing industrial and commercial sound or any amendments or modifications) shall be at least 5dB below the existing measured background noise level LA90,T at the nearest sensitive development.

Reason: To protect the residential amenity of the locality

- 12 No demolition or construction work (including deliveries to or from the site) shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays, Bank Holidays or Public Holidays unless otherwise agreed with the local planning authority.

Reason: To ensure the protection of the local amenity throughout construction works

- 13 There shall be no burning of any material during construction, demolition or site preparation works.

Reason: To minimise the threat of pollution and disturbance to local amenity.

- 14 At all times during the carrying out of operations authorised or required under this permission, best practicable means shall be employed to minimise dust. Such measures may include water bowsers, sprayers whether mobile or fixed, or similar equipment. At such times when due to site conditions the prevention of dust nuisance by these means is considered by the Local Planning Authority in consultations with the site operator to be impracticable, then movements of soils and overburden shall be temporarily curtailed until such times as the site/weather conditions improve such as to permit a resumption.

Reason: To ensure the protection of the local amenity throughout construction works

- 15 Precautions shall be taken to prevent the deposit of mud and other debris on adjacent roads by vehicles travelling to and from the construction site. Any mud refuse etc. deposited on the road as a result of the development must be removed immediately by the operator/contractor.

Reason: In the interests of residential amenity, highway safety and visual amenity.

16 Street lighting is installed as detailed in the Street Lighting Design drawing number MMA15901/001 dated 4 February 2022.

Reason: To protect the residential amenity of the locality

17 Prior to the development above slab level of the development hereby permitted, a scheme for the provision of CCTV shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to commencement of use of the development hereby permitted and retained and maintained thereafter in perpetuity.

Reason: In order to ensure adequate safety and security on site.

18 Prior to the development above slab level of the development hereby permitted, full details of the security measures pertaining to windows, doors, gates and boundary treatment shall be submitted to and approved in writing by the local planning authority. Thereafter, the proposed development shall be carried out in accordance with the approved details and retained in perpetuity.

Reason: In the interest of crime prevention and safety.

19 All soft landscape works and tree planting shall be carried out in accordance with the approved Detailed Landscape Proposals drawing number KL-516-001 Revision P2 and Soil Volume Calculation & Tree Pit Details 1 drawing number KL-516-002 Revision P2 by Kova landscape Ltd both drawings dated 27.09.2022. All landscaping and tree planting shall be completed prior to the occupation or use of any part of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of new soft landscape and tree planting landscape in accordance with the approved designs.

20 Before any above ground works commence full details of the surface water drainage scheme for the site, based on the aforementioned documents shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme 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 (if required).

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

- iii) cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices
- iv) Infiltration test results to BRE 365.

Reason: To prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site.

- 21 No development shall take place until a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

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

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

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

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

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

Reason: To ensure that the drainage systems associated with the development will be adopted and maintained appropriately in perpetuity of the development, to reduce the potential risk of flooding due to failure of the proposed drainage system.

- 22 No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the aforementioned documents have been submitted in writing by a suitably qualified 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) Any 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.

- 23 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

- 24 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.

- 25 Prior to the occupation of the development hereby permitted, full details of a scheme for cycle storage shall be submitted to and approved in writing with the Local Planning Authority. The approved details shall be implemented in full prior to the first use of the development hereby approved and thereafter retained in perpetuity.

Reason: In the interests of security, the convenience of cyclists at the premises, and to encourage sustainable forms of transport.

- 26 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.



- 27 The care home hereby permitted shall only be occupied by persons that require assisted living care and is of the age of sixty-five (65) years and above.

Reason: To safeguard the amenity and local need for a specific age group.

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

Location plan – 0347-003 P02  
Proposed site layout plan – 0347-001 A  
Apartment Elevation Plan – 0347-004 A  
Apartment Floor Plan – 0347-004 A  
Care Home Elevation Plan – 0347-001 3A  
Care Home Elevation Plan – 0347-002 3A  
Care Home Section Plan – 0347-003 3A  
Care Home Ground Floor Plan – 0347-001 3A  
Care Home First Floor Plan – 0347-002 3A  
Care Home Second Floor Plan – 0347-003 3A  
Lighting Plan – MMA15901/001 R1

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

## **12. Informatives**

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- 1 With reference to Condition 24, the developer will be expected to meet the full costs of supplying and installing the fire hydrant, sprinkler system and associated infrastructure.
- 2 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
- 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 North Northamptonshire Joint Core Spatial Strategy 2011-2031 Policy 10 (e), Provision of Infrastructure, encourages developers to provide for fast broadband to new buildings (including but not exclusive to housing, commercial, retail or leisure) by partnering with a telecommunications provider or providing on site infrastructure to enable the premises to be directly served – this should be gigabit capable and where possible, full fibre connectivity. This supports the government's Gigabit programme and local targets to see 80% full fibre and 90% gigabit coverage by the end of 2028.

Developers should approach telecoms providers at the earliest opportunity to agree gigabit-ready infrastructure and connectivity plans. The network capability delivered by full fibre technology supports the fastest broadband speeds available, is considered future proof, and will bring a multitude of opportunities, savings and benefits. It may also add value to the development and is a major selling point to attract potential homebuyers and occupiers, with many people now regarding fast broadband as one of the most important considerations.

Efficiencies can be secured if ducting works and other network infrastructure is planned early and carried out in co-operation with the installations of standard utility works. Any works carried out should be compliant with the Manual of Contract Documents for Highway Works- specifically Volume 1 Specification Series 500 Drainage and Ducts, and Volume 3 Highway Construction Details Section 1 - I Series Underground Cable Ducts. These documents can be found at: <http://www.standardsforhighways.co.uk/ha/standards/mchw/index.htm>.

Streetworks UK Guidelines on the Positioning and Colour Coding of Underground Utilities' Apparatus can be found here National Joint Utilities Group ([streetworks.org.uk](http://streetworks.org.uk)). Proposals should also be compliant with Part R, Schedule 1 of the Building Regulations 2010 (soon to be amended to strengthen requirements for gigabit connectivity to new dwellings) and the Approved Document R.

Some telecoms network providers have dedicated online portals providing advice for developers, including:

Openreach Developer Portal ([openreach.co.uk](http://openreach.co.uk))

Virgin Media <http://www.virginmedia.com/lightning/network-expansion/property-developers>

Gigaclearnetworkbuildcare@gigaclear.com (rural areas and some market towns)

OFNL (GTC) <http://www.ofnl.co.uk/developers>

CityFibre <http://cityfibre.com/property-developers>

Details of other fibre network providers operating locally can be found here <http://www.superfastnorthamptonshire.net/how-we-are-delivering/Pages/telecoms-providers.aspx>.

For help and advice on broadband connectivity in North Northamptonshire email the Superfast Northamptonshire team at [bigidea.ncc@northnorthants.gov.uk](mailto:bigidea.ncc@northnorthants.gov.uk)