

**North Northamptonshire Planning Committee
(North)
15th January 2025**

Application Reference	NC/23/00052/DPA
Case Officer	Mr Fernando Barber-Martinez
Location	Gretton Village Hall, 61 Kirby Road, Gretton, Corby, NN17 3DB
Development	Revised Scheme (10.10.2024): Erection of 5 dwellings with associated garaging and car parking on land off Kirby Road, Gretton.
Applicant	Foxborough Homes
Agent	Merriman Property Ltd
Ward	Corby Rural Ward
Overall Expiry Date	17.04.2023
Agreed Extension of Time	22.01.2025

List of Appendices

Appendix A: Site Location Plan.

Scheme of Delegation

This application is brought to the Planning Committee for consideration- as a minimum of 5 objectors have submitted a written objection that is contrary to the officer's proposed decision, and the Chair & Vice Chair of the relevant planning committee, with the advice of a senior planning officer, agree that the objection received from an objector contains a substantive material planning considerations determination of which cannot be resolved outside of a Committee resolution.

1. Recommendation

- 1.1 That planning permission be **GRANTED** subject to planning conditions listed in paragraph 11 of this report.

2. The Proposal (latest iteration: 10.10. 2024)

- 2.2 Plots 1 and 5 (4 bed) each have a detached double garage, Plot 2 (4 bed) has a detached single garage, and Plots 3 (3 bed) and 4 (3 bed) have no garage. Each Plot has however two allocated parking spaces (the original proposal was for 6x four-bedroom dwellings).
- 2.3 Materials proposed for the dwellings include red brick or local stone, slate or tile roof with plastic/timber windows and doors.
- 2.4 Waste-water from the dwellings would be treated via the existing main sewerage network. A communal bin collection point is shown on the entrance into the site from Warren Close.
- 2.5 The planning application has been comprehensively accompanied by the following supporting information: -
- Biodiversity assessment (16.02.2023 and 29.11.2023)
 - Biological records (16.02.2023 and 29.11.2023)
 - Contamination survey.
 - Ecological assessment (revised 29.11.2023 plus BNG calculation on DEFRA 4.0 metric)
 - Design statement.
 - Flood risk assessment.
 - Heritage statement (new version provided on 21.11.2023 and updated 6.2.2024 from Heritage Archaeology).
 - Planning statement.
 - Tree survey
- 2.6 Proposed Plots 4 and 5 sit next to the 'Pocket Park' while Plot 3 is nearer to Manor Farm House. Plots 1 and 2 face south generally towards 3,5 and 7 Warren Close. Plot 1 lies to the east of No.59 Kirby Road.
- 2.7 Full landscaping of the application site is proposed by the applicant to be dealt with by way of a planning condition.
- 2.8 This application was submitted before the legal requirement to provide 10% Biodiversity Net Gain became planning law. The proposal is also below the threshold for the provision of affordable housing. The revised National Planning Policy Framework (December 2024) was also published on 12.12.2024 replacing the December 2023 publication).

3. Site Description

- 3.1 The application site (some 0.52 Hectares/ 1.3 Acres) is located to the rear (north) of the recently constructed Warren Close – a residential development

of 10 dwellings permitted with a S106 agreement under planning permission 18/00024/DPA (24.01.2019). Warren Close is located along Kirby Road in Gretton near to the Village Hall.

- 3.2 The application site itself comprises some residual undeveloped pasture land – namely to grass with some intermittent trees within – the land which falls towards the High Street (to the north again) which appears to be an older part of Gretton village. The application site includes control or ownership of highway land through Warren Close to the point of the present field access on the southern boundary of the application site.
- 3.3 To the east of the application site lies a ‘pocket park’ known as Paddock Park (a locally safeguarded site) while to the west lies Manor Farmhouse (a c.17 Grade II listed building with enclosed grounds to the rear), along with No59 Kirby Road (on that side of the site). On the opposite side of the High Street (to the north) lies Gretton House, The Coach House and No.5, 7,9 and 11 High Street on what is a gentle bend in the road.

The southern boundary of the application site abuts the Warren Close residential development (No. 3,5 and 7) with access into the application site via a field gate between two new dwellings (No7 and No4 Warren Close).

4. Relevant Planning History

- 4.1 None recorded within the application site boundary (to be developed).
- 4.2 Land to the south of planning application site: 10 dwellings permitted with a S106 agreement under planning permission 18/00024/DPA (24.01.2019). [Now Warren Close, off Kirby Road].

5. Consultation Responses (27.06.2024 latest)

(Re-consultation on amended drawings took place on 06.02.2024 and again on 27.06.2024). The latest comments pertaining to the current proposal (over time) are annotated below)

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

[NC/23/00052/DPA | Revised Scheme \(10.10.2024\): Erection of 5 dwellings with associated garaging and car parking on land off Kirby Road, Gretton. | Gretton Village Hall 61 Kirby Road Gretton Corby NN17 3DB](#)

5.1 Local Highway Authority (LHA):

12.02.2024) In respect of the above planning application, the local highway authority (LHA) has the following observations, comments and recommendations: -

Observations:

1. The LHA have no new comments to make to those made previously (Rev. B) provided below for ease.

2. The proposed site plan (F94-BRP-00-ZZ-DR-A-0101-P08, BRP) now shows 5 dwellings served off what is understood to be a private road. The following private street conditions must be appended. The LPA must take the view of the waste collection teams as regards collection arrangements along with emergency services, given the private nature of the road.

In the event of any of the streets associated with the residential element of this proposed development are not being proposed for adoption as public highway, the following conditions apply:

a. Details of a site management company and associated management and maintenance methodology of the streets within the development, to operate for the lifetime of the development, will be submitted to the planning authority and agreed in writing prior to the commencement of development;

b. The streets will in any event be required to be laid out and constructed to adoptable standards to ensure safe and practical operation, prior to first occupation of any dwelling;

c. That prior to first occupation of any dwelling a legal undertaking is provided by the developer that the streets will not be put forward for adoption and will remain private for the lifetime of the development; and

d. That the streets will be identified as private through the use of appropriate private street name plates on the entrances to the development from the public highway (to be placed within the site).

3. Each dwelling should incorporate EV charging facilities. This could be up to the ductwork with infrastructure in place to retrofit the remaining spaces. The LPA must satisfy itself with this.

4. Cycle storage must be separate if a dwelling has a single garage. Provided the cycle stores are capable of housing 1 cycle per bedroom for each dwelling, the LHA have no significant concerns.

5. The applicant/LPA should consider carports over garages which are more likely to be parked within and less likely to result in indiscriminate parking. Carports should be conditioned to prevent their enclosure in perpetuity.

6. A Construction Management Plan should be conditioned should the LPA be minded to approve the proposals. It should evidence the agreement of the road owner of Warrant Close which leads to the site but at present does not have the status of public/adopted highway.

The application site is not affected by a Public Right of Way.

Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and / or a Public Right of Way.

Council's Environmental and Regulatory Services:

Thank you for consulting me on this application, on behalf of Environmental Services I have reviewed report reference 27362-GEO-0401 Rev A dated November 2022 by MEC Ltd and note the recommendation for an intrusive investigation to confirm the underlying geology, the location and condition of the historical well, and the extent of any potential contamination that could impact the identified receptors. I have no objection to the application and would recommend the following be attached as conditions should consent be given:

1. Development on land affected by contamination: Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to C have been complied with.

A Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: • human health, • property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, • adjoining land, • groundwaters and surface waters, • ecological systems, • archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the

remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

2. Unexpected Contamination

In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence. Common to all: This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification)'.

Reason – common to all: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031

3. Protection from Noise

Before development commences a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential units shall be submitted for approval to the Local Planning Authority. Once approved the scheme shall be implemented before occupation of the residential units and therefore maintained in the approved state. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers without prior written approval from the Local Planning Authority. Reason: In the interest of residential amenity and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

Informative: A noise impact assessment should be submitted, that demonstrates the development will meet the indoor noise levels for dwellings outlined in table 4 and the design criteria for external noise contained in BS8233:2014. Approval of condition applications may be refused where the indoor noise levels with open windows do not meet the standards required. Whilst there is some flexibility to the standards outlined in BS8233:2014 this can only be applied where planning policy supports the need for the development. The applicant should ensure they have demonstrated compliance with sections e(i) and e(ii) of Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031 namely to 'Ensure quality of life and safer and healthier communities by: i. Protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, (smell, light or other pollution, loss of light or overlooking); ii. Preventing both new and existing development from contributing to or being adversely affected by unacceptable levels of (soil, air, light, water or) noise pollution (or land instability); and that they have considered the 'agent of change' principle

in accordance with paragraph 187 of the National Planning Policy Framework 2021 [as revised]

Applicants should also have regard to the ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise, the Acoustics Ventilation and Overheating Residential Design Guide and the WHO Guidelines for Community Noise. It should be noted that the Local Planning Authority (LPA) will have regard to both internal indoor noise levels and external amenity space noise levels. The applicant shall consider the suitability of the type of residential accommodation in the proposed location and its design and layout before consideration of glazing and ventilation specifications. Priority should be given, as part of good acoustic design, to enable the use of openable windows as extensively as is practical across the development site. Where it is not considered practical to achieve the internal noise levels with windows open, a justification should be provided to the LPA setting out the reasons for this. Where it is proposed that windows need to be closed to meet the internal noise levels, then full details of the proposed ventilation and thermal comfort arrangements must be provided, which may include but is not limited to: (i) the alternative design measures considered / applied to reduce noise impact on occupants; (ii) the expected internal noise levels when windows / ventilators are opened to provide relief from overheating, and; (iii) an estimate of the amount of time that windows are likely to be open to provide relief from overheating. The scheme can be informed by measurement and/or prediction using noise modelling provided that the model used has been verified. Only an appropriately qualified acoustic consultant will be able to carry out an assessment of the noise. The Institute of Acoustics website gives contact details of acoustic consultants - www.ioa.org.uk.

4. Construction Management Plan

No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority. The plan shall detail the following: contact details of the site manager in case of complaint; the parking and turning of vehicles of site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; details of measures to prevent mud and other such material migrating onto the highway from construction vehicles; wheel washing facilities; measures to control the emission of dust and dirt during demolition and construction; a scheme for waste minimisation and recycling/disposing of waste resulting from the construction works, which must not include burning on site; design of construction access; hours of construction work; Works audible at the site boundary will not exceed the following times unless with the written permission of the LPA or Environmental Health. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors. control of noise and/or vibration; measures to control overspill of light from security lighting. The approved CMP shall be adhered to

throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason: In the interest of residential amenity and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

Informative: Contractors and sub-contractors must have regard to BS 5228-2:2009+A1:2014 "Code of Practice for Noise and Vibration Control on Construction and Open Sites", the 'IAQM Guidance on the assessment of dust from demolition and construction' and the Control of Pollution Act 1974. Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health. Works audible at the site boundary outside the approved hours may result in the service of a Notice restricting the hours. Breach of the notice may result in prosecution and fines of up to £5000 plus £50 for each further breach and/or six months imprisonment.

[21.11.2023 No further comments. 12.02.2024 No further comments.]

5.3 **Council's Ecologist (04.09.2024)**

Thank you for the re-consultation.

Following a review of the following documents:

BIODIVERSITY_ASSESSMENT-157723
BIODIVERSITY_METRIC-157724

The site must achieve 14.24% BNG via habitats and 126.79% via hedgerows.

We should also be provided with the CEMP (Construction Environmental Management Plan) and LEMP (Landscape and Ecological Mitigation Plan), which should include protection measures for hedgerows not to be removed from site, lighting arrangements to avoid disturbances to foraging birds and bats, and a walkover inspection to ensure no tree nor ground nesting birds are present a week prior to works.

The HMMP (Habitat Management and Mitigation Plan) should also be provided to understand the management of the landscaping of the site after construction.

5.4 **Council's Waste Team:**

No further comment.

5.5 **Council's Archaeologist:**

(20.02.2024) The application site is located toward the north-eastern limit of the historic core of Gretton. The site is currently a mix of overgrown open ground and mature trees within the conservation area. Amendments have been made to the proposed scheme to account for comments made by the

Conservation Officer, NNC resulting in a reduction of the number of units from six to five and subsequent reworking of the masterplan. This does not affect the overall assessment of the archaeological potential of the site.

Historic mapping indicates that most of the site was given over to orchard by the late 19th Century with the south-western spur agricultural or pastoral land. This portion may also have been the location of a well at this time.

Archaeological evaluation was undertaken on an adjacent site in the south in 2017. These works did not identify any surviving sub-surface archaeological remains.

The present site, however, is closer to the historic high street and within 100m of the known remains of the medieval Manor so retains some potential for the survival of as yet unknown remains.

I recommend that a programme of archaeological evaluation be undertaken on the site in advance of the groundworks phase of the development. The proposed development may have a detrimental effect upon surviving sub-surface archaeological remains. Such effects do not represent an overriding 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 211 (previous version) to any permission granted in respect of this application.

Our standard condition is worded as follows:

Condition: 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 211. To secure the provision of archaeological investigation and the subsequent recording of the remains, to comply with Government advice in the National Planning Policy Framework (NPPF) (Section 16). This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme. I will be happy to provide a brief for the programme of work.

Comments following amended design (July 2024). The re-design resulted in the single storey barn like structure, which blends more naturally in a semi rural location, with the lower ridge height and simple features, being visually subservient to the soft landscaping surrounding the site. The amended plots 3 and 4, are now single storey, semi-detached forming an L shape on plan, more agricultural in design, with a series of single and twin light casement windows, equally spaced along the elevations, complete with larger door openings to the rear elevation, which faces the High Street, reflective of cart openings in order to maintain the aesthetics of the scheme. To the front entrance elevation there is a simple open canopy porch, styled to match the others across the wider site. No window or door openings are proposed to the narrow gable elevation facing onto the adjacent listed building, Manor Farm House, with only small single light windows facing onto the Pocket Park form the side elevation of plot 4.

Recommendations

The location of Plots 3 and 4 are in close proximity to a listed building, the pocket park and within a Conservation Area, however the design has been significantly altered in order to more closely meet the requirements of those surrounding heritage assets. The re-design has been successful. The revised design of Plots 3 and 4 is more appropriate for the location within the conservation area and on that basis, I have no objection to the application.

Full external materials and joinery conditions, including rooflights and porch, should be applied as prior to commencement conditions, including physical and photographic colour samples.

5.7 **Council's Tree Officer:**

I have studied the submitted documents relating to trees and have the following comments:

In my opinion, the recommendations for tree retention and removal are acceptable, provided that the tree protection measures detailed are adhered to. To this end, I would want to inspect the installation of the protective fencing and ground protection before any construction activities commence. Regarding new planting within the development, a detailed planting plan would need to be submitted as a condition.

[Revised Comments]: I have no issues with the revised layout of Plot 2 and therefore have no further comments to add to my report (of 01/03/2023).

5.8 **Neighbours / Responses to Publicity**

The Case Officer originally visited the site on 24th February 2023 with 3 Site Notices posted the same day on Kirby Road and the High Street in proximity to the application site boundaries (north and south).

Various immediate neighbours were notified on 20.02.2023, 20.04.2023, 21.11.2023, 06.02.2024, and most recently on 10.07.2024 (hand drop of notification letters to dwellings adjoining the site and site notices) as follows):-

1,2,3,4,5, and 7 Warren Close.
53,55,57,57A, 67,69 71 and 86 Kirby Road.
Manor Farmhouse, High Street, Gretton.

To date some 7 letters of objection/representation (some of which were duplicates) have been received raising the following concerns (precised):-

- Contrary to planning policy.
- Overlooking No59 Kirby Road leads to a loss of privacy.
- Doesn't align with the Village Plan (adopted NDP).
- Is in a Conservation Area.
- View from Manor Farmhouse (built 1675) would be altered.
- The application form should refer to this being on the High Street.
- Archeological implications.
- Impact on ecology (flora and fauna).
- Is overdevelopment of the site.
- Impact on the rural character of the village from new dwellings.
- Overlooking and overbearing nature in relation to 7 Warren Close.
- Shared car parking not sufficient.
- Impact on the character of the Conservation Area.
- An updated and relevant Heritage Statement is required (since provided).
- The original Heritage Statement said (application site) area should be kept free of development.

5.9 **Gretton Parish Council:**

Objection: Gretton Parish Council considered the application at the meeting on 13th March 2023, and it was resolved to object to the application on the following grounds:

Impact on Listed Buildings and Conservation Area

The Heritage Statement submitted was prepared in relation to the previous development at Warren Close and in paragraph 3.3 states "No development is proposed on the parcel of land immediately adjacent to the village hall, on the orchard fronting High Street or on the land adjacent to Manor Farm Barn". This has already been contravened with the development of an additional house, approved by NNC, next to the village hall and contravenes the Neighbourhood Plan H4 policy.

Furthermore, we attach as an Appendix to this letter the extract from the Planning Officer's Report in relation to the assessment of the previous

application affecting the eastern part of the site (Ref. 18/00024/DPA) from which it is clear that the application was only granted due to the measures taken in designing the scheme to preserve the character of the conservation area and to restrict the extent of the development.

We would also refer to the Design Statement submitted with the previous application, also prepared by the same architects as the current application, where it is stated at:

Para 4.2.1 - Following undertaking an analysis of the existing site conditions, together with an appraisal of the pattern of neighbouring development layouts it is proposed that the development would be limited to a total of 10 no. units. Although the site area (0.48 Ha) is of a size that would clearly facilitate a much greater density to be achieved, especially when designing to recommended national planning guidance, this lower level of development is deemed to be an appropriate number of units when assessed against the immediate context and setting of the site within a rural village location.

Para 4.3.3 - Although an existing point of access is available from Kirby Road, in the form of a field gate, a new access into the site shall be formed via a new junction created approximately 30-40m further along Kirby Road. The proposed access is deliberately positioned to be central to the site frontage, not only to improve highway safety in terms of visibility to Kirby Road, but also to accord with the recommendations of an initial Heritage Impact Assessment undertaken by Purcell during the pre-application stages of the design. This concept seeks to retain views and vistas across the site towards the heritage assets along High Street.

As a result of these identified planning constraints the applicants accordingly designed the original development with sensitivity to the village location and also identified a significant portion of the subject site as being unsuitable for development due to the impact on heritage assets.

Taking into account these previous statements, assessments and reports prepared by both the original applicants and also the Council's Planning Officer, and their respective consultants, the Parish Council considers that the circumstances have not changed and, indeed, the status of the village planning policies and Conservation Area have been strengthened by the adoption of the Gretton Neighbourhood Plan. The conclusions and comments relating to the previous application are at least equally pertinent to the present application.

We request that this application is reviewed in the context of the information provided for the previous application.

Gretton Neighbourhood Plan

The Neighbourhood Plan has policies to encourage appropriate types of development that meet local needs and protects the open spaces important to the community and wildlife. This site is not the preferred residential site allocation.

The application contravenes the following Neighbourhood Plan policies:

Policy H3:

(a).....care should be taken to ensure that the development does not disrupt the visual amenities of the street scene, retaining natural hedges where possible and impact negatively on significant wider landscapes.

(e) proposal should minimise the adverse impact on general amenity and give careful consideration to noise, odour and light.

(f) development should be enhanced by biodiversity and relate well to the topography of the area with existing trees and hedges preserved wherever possible. Provision should be made for wildlife including roof design, bird boxes and the use of hedges (or fences with ground level gaps) to maintain connectivity of habitat for hedgehogs.

(h)....where possible enclosure of plots should be of native hedging, wooden fencing with hedgehog friendly opening or stone/brick wall.

(k) development should include sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change and should include the retrofit of sustainable drainage systems to existing properties when appropriate.

Policy H4

Affordable housing: Developments of 11+ units will require a minimum 50% affordable housing. The developer has circumvented this requirement by developing in tranches.

Policy H6: Windfall sites

Support will be given if

(b) they help to meet the identified housing requirement. There are currently 12 properties up for sale in the village at the moment: 4 x 4 bed, 6 x 3 bed: therefore it is not understood how the need for these houses has been identified.

(i) they do not increase flood risk and incorporate the use of sustainable urban drainage mix.

Policy H7 Housing mix:

Applications for small family homes (2/3 beds) or homes suitable for older people will be supported. Larger homes (4 or more beds) can feature in the mix but will be expected to provide a minority on any single site.

Impact on Local Green Space and Important Open Space

The site backs onto an identified local green space and important open space, as identified in the Gretton Neighbourhood Plan, and will have a negative impact thereon. The rear of the site also backs onto the Conservation Area and will have a negative visual impact therein. Nearby gardens have badgers, muntjacs and hedgehogs regularly travelling through them and there is concern that the development will impact the local wildlife.

Highways and Traffic Impact

There are concerns about the additional traffic being generated by the development and management of vehicles impacting on existing residents and highways during the construction period. Parking areas and turning facilities must be sufficient and to avoid the need for residents parking on the existing highway network.

Biodiversity and Wildlife

The developer has already cut down the trees and hedging along the boundary against the Village Hall to the extent of an impact on wildlife in contravention of NP Policy H3(f). There can be no further destruction of the hedging and trees around the site and this must be enforceable. There are no detailed results in the biodiversity metric file nor a habitat trading summary.

Anglian Water sewers

Anglian Water will only comment on applications of 10+ dwellings. Because the site is being built piecemeal the original application for 10 houses has now become 17 (tranches of 10+1+6) with no input from Anglian Water and in contravention of the Neighbourhood Plan Policy H3(k).

Surface Water Drainage

There is no mention of the spring in the orchard in the floodwater risk assessment. The response from LHA notes in point 5 "a means of drainage across the back of the highway boundary (linear drain) across the proposed site access draining to soakaways contained within the applicant's own land is required. It is unlawful for surface water to drain from private property onto the public highway".

Section 106 Obligations

In the previous application related to the site, the committee report acknowledges that because the development was for 10 houses, s106 planning obligations could not be requested, fell below the threshold for other contributions, nor met the requirement for 40% affordable housing to be enforced. With the extension of this site to 17 houses in total the Parish Council believes that the development of the site should be viewed as a whole, rather than as piecemeal applications, hence requiring these obligations to be met.

Gretton Parish Council request that the above comments are taken into account when determining this application.

GPC Comments of 18.12.2023:-

Gretton Parish Council re-considered the application for the above development at the meeting on 11th December, 2023 in light of the revisions made to the previous application. Please refer to our previous objections in March, the majority of which still stand. These comments are in addition to those previously submitted in March.

It was resolved to again object to the application as a number of issues remain unresolved and are summarised below:

In the original planning application (18/00024/DPA) the Heritage Statement submitted specifically states in paragraph 3.3 “No development is proposed on the parcel of land immediately adjacent to the village hall, on the orchard fronting High Street or on the land adjacent to Manor Farm Barn”. The appendix supplied in our previous objection (an extract from the Planning Officer’s report in relation to the assessment of the application under ref 18/00024/DPA) advises that that application was only granted due to the measures taken in designing that scheme to preserve the character of the conservation area and to restrict the extent of the development.

The design statement submitted with the previous application also stated (para 4.2.1) that “the development would be limited to a total of 10 no. units. Although the site area (0.48 ha) is of a size that would clearly facilitate a much greater density to be achieved, especially when designing to recommend national planning guidance, this lower level of development is deemed to be an appropriate number of units when assessed against the immediate context and setting of the site within a rural village location.

It is worth noting, that since then a further building has been built under planning application (NC/22/00215/DPA), meaning that this assurance of a limit to 10 buildings has already been contravened.

This building has not been included in the Site Location Plan drawing submitted with the application – it is erroneously marked as “Pasture Land” between the Village Hall and the original development.

As a result of the identified planning constraints the applicants accordingly designed the original development with sensitivity to the village location and also themselves identified a significant portion of the subject site as being unsuitable for development due to the impact on heritage assets. This latest application contravenes the previous statements or assessments related to the original application and the Parish Council considers that the circumstances have not changed; indeed, the status of the village planning policies and Conservation Area are strengthened by the Gretton Neighbourhood Plan.

The conclusions and comments relating to the previous application are at least equally pertinent to the present application.

This application contravenes the following Neighbourhood Plan policies:

Policy H3 (e) Proposals should minimise the adverse impact on general amenity and give careful consideration to noise, odour and light

Policy H4: Affordable Housing

Developments of 11+ units will require a minimum 50% affordable housing.

The developer has circumvented this required by developing in tranches (10 + 1 + 5).

We would also like reference to be made to the Planning Department and Conservation Consultant’s recommendation's regarding obscuring views within the Conservation area.

Impact on Local Green Space and Important Open Space

The site backs onto an identified local green space and important open space as identified in the Gretton Neighbourhood Plan. The new ecological survey submitted suggests that there are no amphibians within the site. This is extremely surprising given that there is a large wildlife pond in the adjacent Paddock Park and a natural spring on the site. Also, the existence of badgers has been marked as very low but there is evidence to suggest that badgers have been sighted in people's gardens as close as Manor Farmhouse.

The development of the house in the area erroneously marked on the Site Location Plan as "Pasture Land has meant that the hedgerow was reduced significantly by the developer this year and will take a further three to four years to recover; there remain concerns for the habitat of nesting birds should another development take place in this area.

It is also worth noting that the on-site ecological net gain assessment does not reach the required minimum target.

Highways and Traffic Impact

Concerns remain about the additional traffic generated by the development and management of vehicles impacting on existing residents and highways. Given that the development will add further impact to an already busy junction (Kirby Road/Southfield Road), and that there is little or no room for visitor parking. Concerns were also raised about the accessibility for emergency vehicles.

Sewerage and Drainage

Because Anglian Water will only comment on applications of 10+ dwellings, this site has not had a full AW assessment as it has been built in tranches. Therefore, should this application be approved, there will have been an increase on the sewerage and drainage infrastructure of 17 houses with no upgrade to the system. There is also no mention in the reports of the natural spring on the site that drains away to the High Street.

As stated in our previous objections, the developer has bypassed both the requirement for the application to be considered at a full Planning Committee level, and the need for S106 obligations to be imposed. Should this development be approved it sets a dangerous precedent for both NNC and Gretton Parish Council to be able to demand affordable housing and S106 (or CILC) monies to enhance the parish in the future.

GPC Comments of 18.03.2024: -

Amended plans do not adequately answer the objections previously raised by Gretton Parish Council, therefore our previous objections still stand.

GPC Comments of 09.07.2024: -

Gretton Parish Council object to this planning application as all the previous points still stand.

5.10 **Anglian Water:**

Anglian Water does not comment on this quantum of development.

5.11 **Police (Designing out Crime)**

Has no objections to the proposal amendments but would like to make the following comments:

- On the previous iterations we have commented on the lack of surveillance over the car parking from within the dwellings. The amendments do not address this on plots 2 and 5. Northamptonshire Police note the email response dated 7th December and although we continue to advocate direct overlooking of parking spaces, in this specific instance it is not so detrimental as to warrant an objection.
- PIR lighting is not recommended as this causes pools of very bright light and contrasting very dark areas, can increase the fear of crime and cause neighbour disputes. Lighting on dusk till dawn sensors is preferred.
- The boundary treatment example attached to the email dated 7th December is acceptable in principle provided that the trellis is fixed to the outer face of the wall to remove the ability to step onto the wall and over the trellis. A boundary treatments plan should be provided, or conditioned, to confirm the exact detail and positioning.

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. Also Sections 66 or 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant with the following duties:-

S66(1) requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

S72(1) requires that, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

6.2 National Policy and Guidance

Revised National Planning Policy Framework (NPPF) (12th December 2024)

Chapter 12 (well-designed places).

Chapter 15 (natural environment).

Chapter 16 (historic environment).

Paragraph 214: *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

Paragraph 215: *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

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

Policies:

1 (sustainability).

2 (historic environment).

4 (biodiversity and geodiversity).

5 (water environment, resources and flood risk management).

6 (development on brownfield and land affected by contamination).

8 (place shaping principles).

9 (efficient use of water resources).

11 (network of urban and rural areas).

28, 29, 30 (housing delivery).

6.4 Part 2 Local Plan for Corby (adopted 2021)

The site lies within the settlement boundary for Gretton village defined in Policy 17 (settlement boundaries).

6.5 Gretton Neighbourhood Plan (adopted 2021)

[Document referred to as provided by the Planning Policy Team which is the adopted version]

Policies:

H2 (limits to development) – site is within settlement boundary for Gretton village;

H3 (design policies):-

“Development proposals should demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to retaining the special character of the Parish.”

H4 (windfall sites):-

Development proposals for infill and redevelopment sites will be supported where:

- a) They are within the Limits to Development of Gretton;*
- b) They help to meet the identified housing requirement for Gretton;*
- c) They reflect the character and historic context of existing dwellings within Gretton;*
- d) They retain existing important natural boundaries such as trees, hedges and streams;*
- e) They provide for a safe vehicular and pedestrian access to the site and any traffic generation and parking impact created does not result in a severe direct or cumulative impact on congestion or road and pedestrian safety unless appropriate mitigation measures are undertaken;*
- f) They do not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise;*
- g) They do not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling;*
- h) They are directly adjacent to the village Limits to Development access is directly available to current roads and not over the land of existing or planned private dwellings, without permission of the owner, and*
- i) They do not increase flood risk and incorporate the use of sustainable urban drainage systems.*

H5 (housing mix):-

“New housing development proposals should provide a mixture of housing types specifically to meet the latest assessment of identified local needs in Gretton. Applications for small family homes (2 or 3 bedrooms) or homes suitable for older people will be supported. Larger homes (4 or more bedrooms) can feature in the mix of housing but will be expected to provide a minority on any single site.”

T1 traffic management)

“With particular regard to the rural highway network of the Parish and the need to minimize any increase in vehicular traffic all housing and commercial development must:

- *Be designed to minimise additional traffic generation and movement through the village*
- *Incorporate sufficient off-road parking in line with housing policy H3*
- *Not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided* • *Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions*
- *Explore the possibility of introducing appropriate traffic calming*
- *Consider, where appropriate, the improvement and where possible the creation of, footpaths and cycle ways connecting to Corby and Priors Hall cycle routes.”*

T2 (electric vehicles).

ENV1 (protection of local green spaces) – site 503, Paddock Park (adjacent) of local biodiversity significance.

ENV3 (important open space- site 503, Paddock Park (adjacent).

6.6 Other Documents

Technical housing standards: Nationally described space standard: DCLG March 2015.

Biodiversity SPD (2015)

Gretton Conservation Area Appraisal and Management Plan SPD (2018)

Northamptonshire Parking Standards (2016)

7. **Evaluation**

7.1 **Evaluation of Evidence**

7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, require that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following considerations are relevant to the determination of this application:

- Principle of development.
- Impact on the Character of the Conservation Area and Listed Buildings.
- Residential Amenity.
- Highway Safety and Parking.
- Ecology (Flora/ Fauna).

- Land Contamination.
- Archaeology.
- Design.
- Affordable Housing/ Housing Mix.
- Flood Risk/ Drainage.

7.2 Principle of Development

7.2.1 The proposal (in principle) is in a sustainable location for new housing development within the built confines of Gretton village (settlement boundary as defined in Policy 11 of the Core Strategy, Policy 17 of the Part 2 Local Plan for Corby and Policy H2 of the adopted Gretton Neighbourhood Plan). Policy 1 of the Core Strategy seeks to deliver sustainable development through the relevant policies in that plan- as amplified by those Policies detailed in paragraph 6.3 above.

7.2.2 The application site is a 'windfall site/ infill site (Core Strategy Policy 11)- where Policies H3, H4 and H5 of the adopted Gretton Neighbourhood provides the specific criteria by which new housing proposals will be assessed (wording detailed in paragraph 6.5 above) amongst other identified planning policies.

7.2.3 The proposal also remains to be determined in relation to the site-specific constraints (such as the nearby listed building's setting, and location with Gretton Conservation Area). The following approach (in terms of a planning balance to decision making) in the revised National Planning Policy Framework (December 2024) is therefore required:

“Paragraph 214. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 215. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

7.3 Impact on the Character and Appearance of the Conservation Area and setting of a Listed Building.

7.3.1 The revised Heritage Statement (November 2023) considers that there is 'less than substantial harm' to the Conservation Area and the nearby listed buildings within it (gist of). The issue here (since resolved through an amended design for Plots 3 and 4) is that the original submitted Heritage Statement (indicates that built development should be avoided on the remaining pasture land (on what is now the application site).

- 7.3.2 There are two public vantage points of the application site namely (i) from the north (on the High Street) and (ii) from the northern end of Warren Close) which means that proposed Plots 1,2 and 5 will be seen' in the context of very new development on Warren Close (albeit built in a traditional style) when viewed from the south.
- 7.3.3 The proposed Plots 3 and 4 are now single storey in massing and are set deep into the site on slightly higher land than found at the roadside to the northern end of the site- beyond an area aside for landscaping/ biodiversity net gain. This means that those 2 dwellings will not be appreciable in the general street-scene when walking or travelling by car along the High Street in either direction. The revised proposal also has a better design which is now compatible with the setting of the Grade II Manor Farmhouse (as it stands today). It is now considered that visual implications in relation to the character and appearance of Gretton Conservation Area and setting of the 'listed' Manor Farmhouse are acceptable (also in relation to the separate duty in law under Sections 66 or 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

This accords with Policy 2 of the Core Strategy and Neighbourhood Plan Policy H4(c).

7.4 Residential Amenity

- 7.4.1 The proposed dwelling layout for Plots 1-5 are orientated in a way that does not give rise to any adverse interrelated neighbouring amenity concerns arising from overlooking, loss of privacy or daylight issues for future occupants of those dwellings. The dwellings also satisfy internal space standards. This is acceptable.
- 7.4.2

Plot 1 is orientated at 90 degrees to No59 Kirby Road, with a tree buffer zone proposed between which means that no neighbouring amenity concerns arise from overlooking of No59, nor that to No3 and No5 Warren Close. Revised Plot 2 now has a better spatial relationship with existing dwellings on the northern edge of Warren Close (the closest being No 7 Warren Close (at 22m separation from upper floor elevations). The rear of Plot 5 overlooks Pocket Park which is acceptable in terms of the park's public usage and has an acceptable spatial relationship with No.7 Warren Close. Plot 3 is in proximity to Manor Farm House- and again due the orientation of that and massing of that proposed dwelling does not give rise to any adverse neighbouring amenity implications from that single storey dwelling. This accords with Policy H4 (g) of the Neighbourhood Plan.

- 7.4.3 Noise during the construction phase can be limited by way of a planning condition to approved working hours so as to limit any adverse noise implications in relation to dwellings and occupants bordering the site.
- 7.4.4 Noise from the existing lawful use of Gretton Village Hall (when in use) can be mitigated by way of a planning condition requiring the appropriate window/

glazing specification for each of the proposed dwellings (if subsequently determined to be necessary).

This accords with Policy 8 of the Core Strategy and Neighbourhood Plan Policy H4(f).

7.5 Highway Safety and Parking

7.5.1 The existing vehicle and pedestrian access into the application site i.e. through Warren Close is to a modern standard (although has yet to be adopted). This Council's Highway Engineer raises no objection in principle to the proposed development in terms of highway safety or car-parking provision.

7.5.2 The maintenance and upkeep of the private access drive (if not adopted) can be secured with by way of suitable planning condition.

7.5.3 In respect of pedestrian access the site is on relatively level ground which is accessible by all users. In terms of encouraging sustainable travel – a requirement is the provision of 4 cycle storage facilities for each of the proposed dwellings (one per bedroom provision). This aspect can be secured by way of a planning condition.

7.5.4 Policy T2 of the Gretton Neighbourhood Plan requires the provision of electric vehicle charging points for each new dwelling. Changes to legislation means that this aspect is now covered by separate Building Regulations, therefore a planning condition would only duplicate such a requirement to provide.

This accords with Policy 8 of the Core Strategy and Neighbourhood Plan Policies H4(e) and T1.

7.6 Ecology (Flora and Fauna)

7.6.1 This Council's Ecologist has no objection to the proposal provided that biodiversity net gain of 14% is obtained by way of habitats, and a 126% gain by way of new hedgerows. The proposed site layout includes two areas (to the western and northern boundaries) identified for retention for biodiversity net gain, which can be secured by way of a combination of boundary treatment/ tree protection and landscaping conditions. It must be noted that this planning application was submitted before mandatory 10% biodiversity net gain became planning law earlier this year (2024)- hence this approach taken by way of planning conditions mentioned above to secure biodiversity net gain on site. The adjacent Pocket Park is not impacted upon by this proposal as such and proposed planting such as new hedgerows and other measures will complement biodiversity on the adjoining site. This is acceptable.

This accords with Policy 4 of the Core Strategy and Neighbourhood Plan Policies H4(d), ENV1 and ENV3.

7.7 Land Contamination

- 7.7.1 This Council's Environmental Health Officer raises no objection to the proposal in respect of land contamination having read the submitted geo-environmental report. While the potential for ground contamination is low considered its former use as an orchard further evaluation of this aspect can be dealt with by way of planning condition(s) so that any ground contamination during construction can be appropriately treated/ remediated to prevent transmission or harm to humans and other receptors.

This accords with Policy 6 of the Core Strategy.

7.8 Archaeology

- 7.8.1 This Council's Archaeologist advises that the site was a former orchard and lies within 100m of a medieval Manor. With this in mind it is prudent to require a programme of archaeological evaluation in advance of works commencing on site. This aspect can be secured by way of a planning condition.

This accords with Policy 2 of the Core Strategy.

7.9 Design

The design and layout of the proposed development complements the recently completed Warren Close residential development, with the proposed materials yet to be finalised for each of the dwellings. This aspect can be dealt with by way of a planning condition given the site's sensitive location within Gretton Conservation Area.

This accords with Policy 8 of the Core Strategy and Neighbourhood Plan Policy H3 and H4(c).

7.10 Affordable Housing/ Housing Mix

The proposed 5 dwellings fall below the threshold for requiring an affordable housing element- despite Gretton Parish Council's concern on that matter. Policy H4 of the adopted Gretton Neighbourhood Plan indicates that 2 or 3-bedroom dwellings will be in preference to 4 bed proposals (gist of).

6.9.2 Policy H4 part reads: -

"Larger homes (4 or more bedrooms) can feature in the mix of housing but will be expected to provide a minority on any single site."

In this respect there is some conflict with Policy H4 in that the proposed site development comprises a total of 3 x four-bedroom dwellings, although not an overriding reason for refusal as now 2x 3bed-room dwellings are also now proposed (the original scheme proposed 6 x 4 bed-room dwellings).

This accords with Policy 28,29 and 30 of the Core Strategy and Neighbourhood Plan Policies H4(b)and H5.

7.11 Flood Risk/Drainage

The site lies in Flood Risk Zone 1 where there is a low probability of flood risk- therefore the relatively level site (which falls slightly from south to north) is suitable for new housing development subject to the imposition of a planning condition in respect of surface water drainage from the proposed housing layout and other hard surfacing. Household water efficiency (as per Policy 9 of the Core Strategy) can also be secured by way of a planning condition.

This accords with Policy 5 of the Core Strategy and Neighbourhood Plan Policy H4(i).

8. Other Matters

- 8.1 Equality Act 2010: It is not considered that the proposal raises any adverse concerns in relation to the Equality Act (2010).

9. Conclusion / Planning Balance

- 9.1.1 It is considered that this revised proposal now constitutes an appropriate form of development (in terms of design, layout, parking, amenity and ecology). This now satisfies the criteria set out in the above adopted 'development plan'.

- 9.1.2 However, a planning balance has to be carried out in light of guidance contained in paragraphs 208 and 209 of the NPPF (December 2024) as follows: -

"208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In this case, there is less than substantial harm to the setting of the nearby Grade II listed building, and the public benefits of providing 5 new dwellings (for open market housing) along with on-site biodiversity enhancement measures over the long term (with its proximity to Paddock Park) is now considered be compatible with the surrounding pattern of development and character of the immediate area (at this quiet location) within the confines of Gretton village.

- 9.1.3 As a result, it is considered that the proposal would not result in any adverse planning implications (as identified above in the report). Technical details (in relation to outstanding matters to be agreed to ensure a satisfactory

standard of development) can be secured by way of appropriately worded planning conditions set out in Section 11 of this report.

- 9.1.4 To conclude the revised proposal, after careful consideration and applying the planning balance, accords with this Council's 'development plan' policies and guidance contained with the revised National Planning Policy Framework (December 2024).

10. Recommendation

- 10.1 That the Planning Committee approve the recommendation at paragraph 1 of this report.

11. Conditions

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

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

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

F94 100-P02 Site Location Plan	20.11.2023
F94 BRP-00-ZZ-DR-0101 - P12 Proposed Site Plan	03.12.2024
F94 0102-P02 Existing Site Plan	20.11.2023
F94 0201-P02 Plot 1	20.11.2023
F94 0203-P03 Plot 5	20.11.2023
F94 0205-P03 Detached Garage	20.11.2023
F94 0206-P01 Plot 2	20.11.2023
F94 0207-P03 Plots 3 and 4	25.06.2024

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

3. No development shall take place (including any works of demolition) until a construction management plan has been submitted to and been approved in writing by the Local Planning Authority. The approved construction management plan shall be adhered to throughout the construction period. The statement shall provide for:

- a) Parking of vehicle of site operatives and visitors
- b) routes for construction traffic
- c) hours of operation
- d) method of prevention of mud being carried onto highway
- e) pedestrian and cyclist protection
- f) proposed temporary traffic restrictions
- g) arrangements for turning vehicles

Reason: In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

- 4. The development hereby permitted shall not be occupied until an on-site biodiversity enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be provided and thereafter maintained before the occupation of each of the approved dwellings.

Reason: to ensure that the development makes a contribution towards a net gain in biodiversity across the plan period, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy (adopted 2016).

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

Reason: To ensure the provision and availability of adequate cycle parking in accordance with policy 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

- 6. No development shall take place above ground level until samples of the materials (along with joinery details -including that of the porch and roof lights) to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the dwellings is satisfactory in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

7. The development hereby approved shall not commence until full details of a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage system shall be implemented prior to the use of the first dwelling commencing and thereafter retained for the lifetime of the development.

Reason: To ensure the provision of a satisfactory means of surface water attenuation and disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

8. No demolition or construction work (including deliveries to or from the site and sub-contractors) shall take place on the site outside the hours of 08.00 and 18.00 Mondays to Fridays and 08.00 and 13.00 on Saturdays, and at no time on Sundays, Bank Holidays or Public Holidays unless otherwise agreed with the Local Planning Authority.

Reason: In the interests of residential amenity and reducing pollution in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

9. Prior to the occupation of the first dwelling a scheme (detailing measures to limit water use) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the first dwelling – and thereafter retained.

Reason: To ensure a high standard of resource (water) efficiency in accordance with Policy 9 of the North Northamptonshire Joint Core Strategy (adopted 2016).

10. No dwelling shall be occupied until details of the boundary treatment to each dwelling, and perimeter of the site, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and thereafter retained.

Reason: To secure satisfactory standards of neighbouring amenity (privacy) is satisfactory in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

11. No development shall commence until a scheme of landscaping has been submitted to and approved in writing by the local planning

authority. The scheme shall include details of all existing trees and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and 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.

Reason: In the interests of the visual amenities of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

12. No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) has been submitted to and approved in writing by the local planning authority. The scheme for the protection of the retained trees shall be carried out as approved. [In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.]

Reason: In the interest of the visual amenities of the area within Gretton Conservation Area in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

13. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to C have been complied with.

A Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval

in writing of the Local Planning Authority. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: • human health, • property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, • adjoining land, • groundwaters and surface waters, • ecological systems, • archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: to ensure that the site can be safely and viably developed with no significant impact on either future users or on ground and surface waters in accordance with Policy 6 of the North Northamptonshire Joint Core Strategy (adopted 2016).

14. In the event of any of the streets associated with the residential element of this proposed development are not being proposed for adoption as public highway, the following conditions apply;
 - a) Details of a site management company and associated management and maintenance methodology of the streets within the development, to operate in perpetuity, will be submitted to the planning authority and agreed in writing prior to the commencement of development;
 - b) The streets will in any event be required to be laid out and constructed to adoptable standards to ensure safe and practical operation, prior to first occupation of any dwelling;

- c) That prior to first occupation of any dwelling a legal undertaking is provided by the developer that the streets will not be put forward for adoption and will remain private in perpetuity; and
- d) That the streets will be identified as private through the use of appropriate private street name plates on the entrances to the development from the public highway (to be placed within the site).

Reason: In order to secure a satisfactory standard of development – in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (adopted 2016) which seeks to secure safe and pleasant streets.

15. No development (including demolition) shall take place until:

- (i) An archaeological Written Scheme of Investigation (WSI) been submitted to and approved in writing by the local planning authority; and
- (ii) Any necessary safeguarding measures to ensure the preservation in situ of important archaeological remains and/or further archaeological investigation and recording identified in the WSI have been undertaken in accordance with a specification and timetable that shall first have been submitted to and approved in writing by the local planning authority. The development should be carried out in full accordance with the approved details within the WSI.

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy (adopted 2026) AND Section 16 of the NPPF (December 2024).

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

Reason: In the interests of residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

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

Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification)'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

12. Informatives

1. "The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.
2. Informative: A noise impact assessment should be submitted, that demonstrates the development will meet the indoor noise levels for dwellings outlined in table 4 and the design criteria for external noise contained in BS8233:2014. Approval of condition applications may be refused where the indoor noise levels with open windows do not meet the standards required. Whilst there is some flexibility to the standards outlined in BS8233:2014 this can only be applied where planning policy supports the need for the development. The applicant should ensure they have demonstrated compliance with sections e(i) and e(ii) of Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031 namely to 'Ensure quality of life and safer and healthier communities by: i. Protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, (smell, light or other pollution, loss of light or overlooking); ii. Preventing both new and existing development from contributing to or being adversely affected by unacceptable levels of (soil, air, light, water or) noise pollution (or land instability); and that they have considered the 'agent of change' principle in accordance with paragraph 187 of the National Planning Policy Framework 2021.

Applicants should also have regard to the ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise, the Acoustics Ventilation and Overheating Residential Design Guide and the WHO Guidelines for Community Noise. It should be noted that the Local Planning Authority (LPA) will have regard to both internal indoor noise levels and external amenity space noise levels. The applicant shall consider the suitability of the type of

residential accommodation in the proposed location and its design and layout before consideration of glazing and ventilation specifications. Priority should be given, as part of good acoustic design, to enable the use of openable windows as extensively as is practical across the development site. Where it is not considered practical to achieve the internal noise levels with windows open, a justification should be provided to the LPA setting out the reasons for this. Where it is proposed that windows need to be closed to meet the internal noise levels, then full details of the proposed ventilation and thermal comfort arrangements must be provided, which may include but is not limited to: (i) the alternative design measures considered / applied to reduce noise impact on occupants; (ii) the expected internal noise levels when windows / ventilators are opened to provide relief from overheating, and; (iii) an estimate of the amount of time that windows are likely to be open to provide relief from overheating. The scheme can be informed by measurement and/or prediction using noise modelling provided that the model used has been verified. Only an appropriately qualified acoustic consultant will be able to carry out an assessment of the noise. The Institute of Acoustics website gives contact details of acoustic consultants - www.ioa.org.uk.