

North Northamptonshire Area Planning (Kettering) Committee 30/09/2021

Application Reference	NK/2021/0302
Case Officer	Louisa Johnson
Location	Leeks Farm, 8 - 10 Orchard Field (land to rear), Cranford
Development	Full Planning Permission: 3 no. single storey dwellings with parking and access
Applicant	Mrs A Buckley
Agent	Ms Val Coleby
Ward	Queen Eleanor and Buccleuch
Overall Expiry Date	10/06/2021
Agreed Extension of Time	04/10/2021

All plans and documents can be viewed using the application reference number at <https://www.kettering.gov.uk/planningApplication/search>

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there are unresolved, material objections to the proposal.

1. Recommendation

1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

2.1 The application seeks full planning permission for erection of 3 no. single storey dwellings with parking and access.

2.2 The site has an extant permission for two dwellings, the proposal increases the number of dwellings to three.

3. Site Description

- 3.1 The application site is currently a paddock to the rear of 6, 8, 8a and 10 High Street. The site falls within Cranford's Conservation Area and would affect the setting of 6 and 8 High St which are listed buildings.
- 3.2 The site is relatively flat and is screened from the south by existing trees. The site is accessed off High Street a C road via an access point between 8a and 10 High Street. To the south is the former Kettering to Huntingdon railway line that delineates the southern extent of the village boundary and Conservation Area.

4. Relevant Planning History

- 4.1 All previous planning applications as follows:
- 4.2 KET/1977/1289 - Two old persons bungalows – Approved 10/01/1978
- KET/2020/0287 – 2 no. detached single storey dwellings with associated parking and access – Approved 12/08/2020

5. Consultation Responses

A full copy of all comments received can be found on the Council's website at: <https://www.kettering.gov.uk/planningApplication/search>

- 5.1 Cranford Parish Town Council
Objection on the grounds that the proposed three dwellings would be an over development of the plot in the conservation area and that the additional dwelling would result in highway safety issues due to the increase in the amount of vehicle movements.
- 5.2 Neighbours / Responses to Publicity
Two third party letters of objection received from neighbouring properties based on the following summarised grounds:
- The lane that leads to this plot is already used by 4 households who have around 2 cars each and to add 3 more homes with another possible 6 cars very dangerous as the lane is only one way.
 - Having to back out onto the high street would be dangerous also if you had to as someone else was leaving and all one way and will be so much busier.
- 5.3 Local Highway Authority (LHA)
The LHA cannot accept the application and require further information to support the proposals.
- The LHA continue to await clarification on whether the proposals would result in the existing shared private drive vehicular access serving the parking requirements of more than 5 dwellings.

The access is reasonable with regards surfacing, gradient and meeting the public highway at right angles. 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.

The Proposed Access Plan (HA39190-PL-20-A) details pedestrian visibility splays. They must be a minimum of 2m x 2m and they must be from and along the highway boundary adjacent to the driveable area of the access. Vehicular visibility splays of 2.0m from the carriageway edge along the centre of the vehicular access by a distance of 43m measured from the centre of the vehicular access along the carriageway edge. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level.

Carports should be conditioned to prevent enclosure or gating of the access. The LHA advise each dwelling is fitted with Electric Vehicle charging facilities. The LPA should take a view on this. No details have been provided in relation to bicycle parking. The LHA requires bicycle parking spaces to be supplied at one space per bedroom and should be covered, secure, overlooked and easy to use, with a minimum 1.2m clear access including gate widths. No lifting of cycles should be required. Cycle parking for dwellings should not involve having to pass through the dwelling to access it.

5.4 Environmental Health

No objection subject to conditions – Working hours for construction / demolition and Unexpected contamination and a Radon informative.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

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

6.2 National Policy

National Planning Policy Framework (NPPF) (2021)

Policy 2: Achieving a sustainable development

Policy 5: Delivering a sufficient supply of homes

Policy 12: Achieving well-designed places

Policy 15: Conserving and enhancing the natural environment

Policy 16: Conserving and enhancing the historic environment

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

Policy 1 – Presumption in Favour of Sustainable Development

Policy 2 – Historic Environment

Policy 4 – Biodiversity

Policy 5 - Water Environment, Resources and Flood Risk Management

Policy 6 – Development on brownfield land and land affected by contamination

Policy 9 - Sustainable Buildings

Policy 8 – North Northamptonshire place shaping principles

Policy 11 – Network of urban and rural areas

Policy 15 – Well-connected towns, villages and neighbourhoods
Policy 22 – Delivering economic prosperity
Policy 28 – Housing requirements
Policy 29 – Distribution of new homes
Policy 30 – Housing Mix and Tenure

6.4 Emerging Site Specific Part 2 Local Plan

RS1 – Category A Villages
RS5 – General Development Principles in the Rural Area
Policy CRA1 – Cranford Development Policies
Appendix 3 – Policies Maps: Cranford Proposals Map

6.5 Saved Policies in the Local Plan for Kettering Borough (LPKB)

RA3. Rural Area: Restricted Infill Villages

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Design and impact on the street scene
- Heritage Assets (Conservation Areas and setting of listed buildings)
- Amenity of future occupiers
- Impact on Neighbouring Amenity
- Highway Matters
- Ecology
- Waste Management
- Sustainable Buildings
- Environmental Matters

7.1 Principle of Development

7.1.1 The proposal involves the erection of three detached dwellings and associated access and parking, the site is currently in use as a paddock.

7.1.2 The application site is currently located within the village boundary of Cranford, a restricted infill village as defined by Saved Local Plan Policy RA3 and the Saved Local Plan Proposals Map.

7.1.3 The proposed village boundary as set out in the Emerging Site Specific Part 2 Local Plan (SSP2) Cranford Proposals Map excludes the site and therefore locates the site within the open countryside once adopted. The SSP2 has significant weight as the plan has been found sound subject to the Inspector's recommended Main Modifications. This however needs to be weighed against adopted policy and the extant permission for two dwellings on the site.

7.1.4 Policy RA3 of the Local Plan defines Cranford as a Restricted Infill Village. The policy states that planning permission will only be granted for residential development in Restricted Infill Villages where the proposal is within the defined village limits, it is appropriate in terms of size, form, character and setting of the village, where it does not involve the development of open land which is important

to the form and character of the village and where it is compatible with all other policies. The site is within the defined village boundary on a secluded site that is not considered to be important to the character of the village and the appropriateness of the size and form is to be discussed further below.

- 7.1.5 As the site has an extant permission for two dwellings and is currently within the village boundary as set out in the Saved Local Plan, it is considered that these matters in this instance outweigh the unadopted SSP2, given that residential development on the site can be built out irrespective of the SSP2 adoption. The suitability of the 3 no. dwellings proposed, went compared to the 2 no. approved dwellings is therefore a key consideration in this application.
- 7.1.6 Policy 29 of the NNJCS directs development to existing settlements within the Borough to strengthen the existing network of settlements whereas Policy 11 permits small scale infill development on suitable sites if no resultant harm to character, residential amenity or infrastructure.
- 7.1.7 Policy 8 of the NNJCS states that development should ensure quality of life and safer and healthier communities by 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 and be of high quality of design.
- 7.1.8 Subject to detailed consideration of the impact of the works, having an acceptable impact on the character and appearance of the area and residential amenity the development is considered acceptable in principle.

7.2 **Design and impact on the street scene**

- 7.2.1 Policy 8 d) of the NNJCS requires development to respond to the site's immediate and wider contexts such as the overall form, character and landscape setting, a view reinforced by policy 12 of the NPPF.
- 7.2.2 The site is set well back from the High Street being set behind High Street frontages and only obliquely visible from the public realm, therefore the proposal is considered to be somewhat discreet. The proposal has design elements and material choices taken from surrounding development to help the proposal merge into the rural location.
- 7.2.3 The proposal is for three dwellings which results in the dwellings being taking up more of the plot and being closer to the rural edge of the plot than the approved scheme for two dwellings. However, the dwellings would be set approximately 8m from the rural edge of the site with trees and other boundary vegetation being retained. As such it is considered that much of the rural edge of settlement feel will be retained whilst maintaining the relationship with the built form of Cranford.
- 7.2.4 To the immediate south is the former Kettering to Huntingdon railway line that demarcates the southern extent of the village boundary and Conservation Area. There is development in this buffer between the High Street and former railway lane as the Orchard Field development of 12 properties to the east of the current site is built right up to the southern village boundary. As the site is 0.34 ha and the

proposal is for three dwellings, this is a density of 8.8d/ha which is low and suitable for a village development.

7.2.5 An objection has been received on the grounds that the proposed three dwellings would be an over development of the plot in the conservation area, however given the very low density of 8.8d/ha it is considered that this would not form an overdevelopment of the site.

7.2.6 The dwellings respect the scale and mass of the buildings within the locality and the elevational treatments and materials complement the historic and architectural character of the village in accordance with policies 2 and 8 of the NNJCS and policies 12 and 16 of the NPPF.

7.3 **Heritage Assets (Conservation Areas and setting of listed buildings)**

7.3.1 The council is required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

7.3.2 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve or enhance the character or appearance of a conservation area.

7.3.3 Policy 2 of the JCS consistent with Chapter 16 of the NPPF seeks development to conserve and enhance the historic environment.

7.3.4 The site is located within the Cranford Conservation Area and within the setting of 6 and 8 High Street which are Grade II listed buildings.

7.3.5 The materials proposed are coursed natural stonework under plain tile roof, red stone window surrounds, timber cladding panels details of which will be secured through condition. The development including materials which are appropriate, repeating or echoing the values already established in the conservation area. It is considered that the scale, form and appearance of the proposal are such that the development would preserve the conservation area and setting of the listed buildings. It is considered that the proposal would make a positive contribution.

7.3.6 The proposal is therefore considered to be in accordance with policy 16 of the National Planning Policy Framework and policy 2 of the NNJCS which encourage proposals that respect and enhance the historic environment and character by strengthening distinctive historic qualities. The proposal, therefore, can be said to preserve the character of its surroundings in accordance with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the adopted Cranford Conservation Area.

7.4 **Amenity of future occupiers**

7.4.1 Policy 8 e(i) of the NNJCS requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

- 7.4.2 Policy 30 of the NNJCS requires new dwellings to meet the Technical Housing Standards – nationally described space standards as a minimum.
- 7.4.3 The proposal is for three detached single storey houses, with car ports and gardens to the side and rear.
- 7.4.4 Plot 1 would have three bedrooms, two of which meet the standard for a double bedroom and one for a single bedroom, and the dwelling would be approximately 143sqm in area excluding the carport. Plot 2 would have three bedrooms one of which meet the standard for a double bedroom and two for a single bedroom, the dwelling would be approximately 146sqm in area excluding the carport. Plot 3 would have two bedrooms one of which meet the standard for a double bedroom and one for a single bedroom, the dwelling would be approximately 129sqm in area excluding the carport.
- 7.4.5 The proposed dwellings meet the minimum floorspace standard required for dwellings of this size. Each of the properties has a reasonably sized garden, and these are considered to be adequate for dwellings of this size.
- 7.4.6 Therefore, the proposed dwellings comply with the requirements of the Technical Housing Standards – nationally described space standards, March 2015. The proposal would be acceptable in terms of the amenity of future occupiers and in accordance with policies 8 and 30 of the NNJCS.

7.5 **Impact on Neighbouring Amenity**

- 7.5.1 Policy 8 of the JCS requires development not to result in an unacceptable impact on neighbouring amenity by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.
- 7.5.2 The site shares a front to rear boundary with 6, 8, 8a and 10 High Street which back onto the site, these are all two storey properties. The proposed dwellings on the site will be approximately 7.3m from the boundary with these properties at the closest point, this is adjacent to the rear of 8a High Street which is approximately 6.5m from the rear boundary. Therefore, these two properties, which are the closest two properties, would be approximately 13.8m between their elevations.
- 7.5.3 Whilst it is acknowledged that the land does rise to some extent towards the south, given the single storey nature of the proposed dwellings and the separation distance it is considered that the proposed dwellings would not result in significant overlooking of 6, 8, 8a and 10 High Street detrimental to the amenity of these properties. It is considered that it would be appropriate to attach a condition requiring details of final land levels to be submitted prior to development to ensure that the development does not result in a detrimental impact on neighbouring properties.

- 7.5.4 Furthermore, it is considered that the proposed dwellings would be far enough away to ensure that they do not affect the outlook from upstairs bedrooms at properties on the High Street. It is also considered that the proposed dwellings would not unduly impact on views from these properties given the separation distances involved.
- 7.5.5 The proposed dwellings would be to the east of Mill Barn, the nearest dwelling would be 7m from the boundary at the closest point. The buildings at Mill Barn are approximately 7m off the boundary, therefore there would be a minimum separation distance of 14m side to side. There will be 12 windows in the side elevation facing Mill Barn, however all of these windows are ground floor windows and so would be screened by any boundary treatment which would be conditioned. This combined with the separation distance is considered to be adequate to ensure that there would be no overlooking or loss of privacy to Mill Barn or its outbuildings.
- 7.5.6 Furthermore, it is considered that the separation distance and single storey nature of the proposals is such that there is unlikely to be unduly significant shadowing or loss of light to Mill Barn due to the proposals. In regard to boundary treatments, it is considered appropriate to attach a condition requiring details of boundary treatments to be submitted to ensure that the amenity of residents is protected.
- 7.5.7 The site shares a side boundary 8a – 12 Orchard Field, the garden of plot 1 would abut the boundary and the nearest dwelling would be approximately 14.7m away. Given this separation distance and the single storey nature of the proposal it is considered that the proposal would not have a detrimental impact on 8a – 12 Orchard Field.
- 7.5.8 Subject to the recommended conditions it is considered that there will be no unacceptable impact on the amenity of neighbouring residents through this proposal in accordance with policy 8 of the NNJCS.

7.6 Highway Matters

- 7.6.1 Policy 8 b) ii) of the NNJCS requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an adverse impact on the highway network nor prejudice highway safety.
- 7.6.2 The Local Highway Authority state that they cannot accept the application as it would result in more than 5 dwellings would result in the existing shared private drive vehicular access serving the parking requirements of more than 5 dwellings. An objection has also been received on the grounds that the private driveway currently serves four properties and is only wide enough for one vehicle and as the access is so busy additional vehicles would cause highway safety concerns, resulting in vehicles reversing out onto the highway.
- 7.6.3 The proposed access currently serves four properties – 6, 8, 8a and 10 High Street and is approximately 3.4m at the narrowest point, which does not allow two

vehicles to pass. The proposed access would be widened to 4.5m for its entire length of approximately 36m. This complies with the requirements of the Northamptonshire County Council Local Highway Authority Standing Advice which states that accesses serving two to five dwellings, (up to but not exceeding a maximum length of 45m from the highway boundary), should have a minimum width of 4.5m for the first 10.0m from the highway boundary. This enables two opposing vehicles to pass each other at the point of access and throughout the length of the access. This in turn ensures that a vehicle entering a site does not stop and turn within the highway to allow an emerging vehicle out.

- 7.6.4 Whilst it is acknowledged that the proposal would result in 7 dwellings being served by a private drive, it is considered that the proposal would improve the situation overall by widening the access to allow two vehicles to pass. It should be noted that the 5 dwellings off a private driveway, is an arbitrary figure set by Highways and appeal decisions have allowed more than 5 dwellings where it is deemed safe. The important issue is the impact on highway safety.
- 7.6.5 The Local Highway Authority have confirmed that the proposed access is reasonable with regards surfacing, gradient and meeting the public highway at right angles subject to conditions securing pedestrian and vehicular visibility splays and appropriate drainage. Therefore, it is considered that the proposal is acceptable in terms of the standard of the access.
- 7.6.6 A turning area similar to the existing arrangement has been retained as shown on the Proposed Site Plan HA39190_PL_10_H to allow other properties using the access to turn, therefore the proposal should not affect resident's ability to turn their vehicles.
- 7.6.7 As some of the proposed dwellings are more than 45m from the Highway, a turning head has been provided for a fire appliance, the Local Highway Authority and Building Control Officer have confirmed that this arrangement is acceptable.
- 7.6.8 The proposed dwellings have adequate space for two parking spaces in their carports and one guest parking space on their drives and this is considered to be adequate for properties of this size. The LHA recommends that carports should be conditioned to prevent enclosure or gating of the access and that each dwelling is fitted with Electric Vehicle charging facilities.
- 7.6.9 Therefore, subject to conditions securing the provision of the access, turning heads, surface water drainage, carports and parking, it is considered that the application is acceptable in terms of access and parking in accordance with policy 8 of the NNJCS.

7.7 Ecology

- 7.7.1 Policy 15 of the NPPF requires Local Planning Authorities to aim to conserve and enhance biodiversity by permitting development only where significant harm can be avoided. This is enforced through Policy 4 of the North Northamptonshire Joint Core

Strategy that states development should be refused if significant harm cannot be avoided, mitigated or compensated.

7.7.2 An Arboricultural report, schedule and plan have been submitted with the application, the submitted documents provide an assessment of the trees on the southern boundary of the site. The majority of the trees are to be retained with only one tree on this boundary being removed due to decay and disease. In regard to the Sycamore tree on the western side of the access this is a category C tree which is formed of a low quality regrown stump, it has developed into a four-stemmed tree with an aggregated stem diameter of 55 centimetres. It stands at approximately 13 metres high and with cardinal crown dimensions of: north 6 metres, east 7 metres, south 6 metres and west 4 metres. This tree would need to be removed to allow the access to be widened. Given the low quality of the tree there is no objection to the removal of this tree.

7.7.3 It is considered that a landscaping plan would be appropriate to ensure that the trees on the southern boundary are appropriately managed and the rest of the site is landscaped. This would also ensure that there is some biodiversity gain on the site.

7.7.4 Therefore, subject to a condition securing a landscaping scheme it is considered that the proposal is acceptable in terms of biodiversity and landscaping in accordance with policy 8 of the NNJCS.

7.8 **Waste Management**

7.8.1 The proposal provides a bin presentation point on an area next to the access road close to the Highway, this will prevent bins being left on the pavement in front of the access and causing an obstruction.

7.8.2 Therefore, subject to conditions securing the proposed bin presentation point and bin stores for each dwelling it is considered that the proposal is acceptable in terms of provision for refuse storage and collection in accordance with policy 8 of the NNJCS

7.9 **Sustainable Buildings**

7.9.1 Policy 9 of the NNJCS requires development to incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day which will be secured through condition.

7.10 **Environmental Matters**

7.10.1 The Council's Environmental Health team have requested an Unexpected Contamination condition and a Radon informative to ensure that the development is acceptable in terms of contaminated land.

7.10.2 There is no reason to believe that the proposal would have an adverse impact to the local sewerage infrastructure. As such and with the imposition of a safeguarding condition requiring details of how the foul and surface water would be dealt with the proposal is considered to be acceptable in the regard.

7.10.3 Therefore, subject to the above conditions and informative it is considered that the proposal is acceptable in terms of contaminated land, foul and surface water in accordance with policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

8. Other Matters

8.1 None

9. Conclusion / Planning Balance

9.1 The delivery of three additional residential units in a moderately sustainable location would have some socio-economic benefits.

9.2 In light of the above the application is considered to comply with the Development Plan with no other material considerations that would justify coming to an alternative view.

10. Recommendation

10.1 That planning permission be GRANTED subject to conditions.

11. Conditions

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

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. No development above building slab level shall commence on site until details of the types and colours of all external facing and roofing materials to be used, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials are necessary in the interests of the visual amenities of the area in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

4. No earthworks or groundworks shall take place until a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground and finished floor levels has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Finished Floor Levels are necessary to preserve the character of the area and to protect the privacy of the occupiers of adjoining properties in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, AA, B, D, and E of Part 1 of Schedule 2 of the Order shall be constructed on the application site.

REASON: In the interests of the amenities and privacy of the neighbouring property in the interests of amenity in accordance with policies 2 and 8 of the North Northamptonshire Core Spatial Strategy.

6. No other development shall take place on site until the access has been constructed in accordance with the approved details.

REASON: To provide satisfactory access in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7. The development hereby permitted shall not be occupied or the use commence, whichever is the sooner, until the turning area for a LWB Fire Tender as shown on approved drawing HA39190_PL_10_H has been constructed, surfaced and marked out in accordance with the approved details, and that space shall thereafter be permanently reserved as a turning area and kept free of all obstacles.

REASON: In the interests of the safety and amenity of future occupants and neighbouring residents in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. The parking spaces hereby approved shall be provided prior to the first occupation of the dwellings hereby permitted and shall be permanently retained and kept available for the parking of vehicles.

REASON: To ensure adequate on-site parking provision for the approved building and to discourage parking on the adjoining highway in the interests of local amenity and highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

9. The carports hereby permitted shall be permanently kept available for the parking of vehicles and shall not be enclosed or gated.

REASON: To ensure adequate on-site parking provision for the approved dwelling and to discourage parking on the adjoining highway in the interests of local amenity and highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

10. Prior to the first occupation of the development hereby approved, one electric car charging point shall be provided for each new dwelling with parking provision

within its curtilage. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure sustainable development and travel in the interests of local amenity and the environment in accordance with Policies 1, 8 and 9 of the North Northamptonshire Joint Core Strategy.

11. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority 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.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

12. Prior to the commencement of development a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works.

REASON: Details are required prior to the commencement of development because demolition and construction management occurs early in the construction process and in the interests of safeguarding highway safety and residential amenity in accordance with Policy 8 of the Northamptonshire Joint Core Strategy

13. 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.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

14. No development above slab level shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the amenity and protecting the privacy of the neighbouring property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

15. Prior to first occupation of the development dwellings a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and any existing trees to be retained shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. Any newly

approved trees or plants which, within a period of 5 years from the date of planting, 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: To improve the appearance of the site in the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

16. Development shall not commence until a drainage strategy including on and off-site works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved strategy, and the building shall not be occupied or the use commence, whichever is the sooner, until the approved strategy has been fully implemented.

REASON: A drainage strategy is necessary prior to commencement of development to ensure that drainage is assessed in an holistic manner and because drainage needs to be constructed early in the development process in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

17. The development hereby permitted shall not be occupied or the use commence, whichever is the sooner, until the bin presentation point shown on approved drawing HA39190_PL_20_A has been provided in accordance with the approved details. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interest of public health and safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

18. Prior to the first occupation of the development hereby approved, refuse storage facilities shall be made available for use for each dwelling. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interest of public health and safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

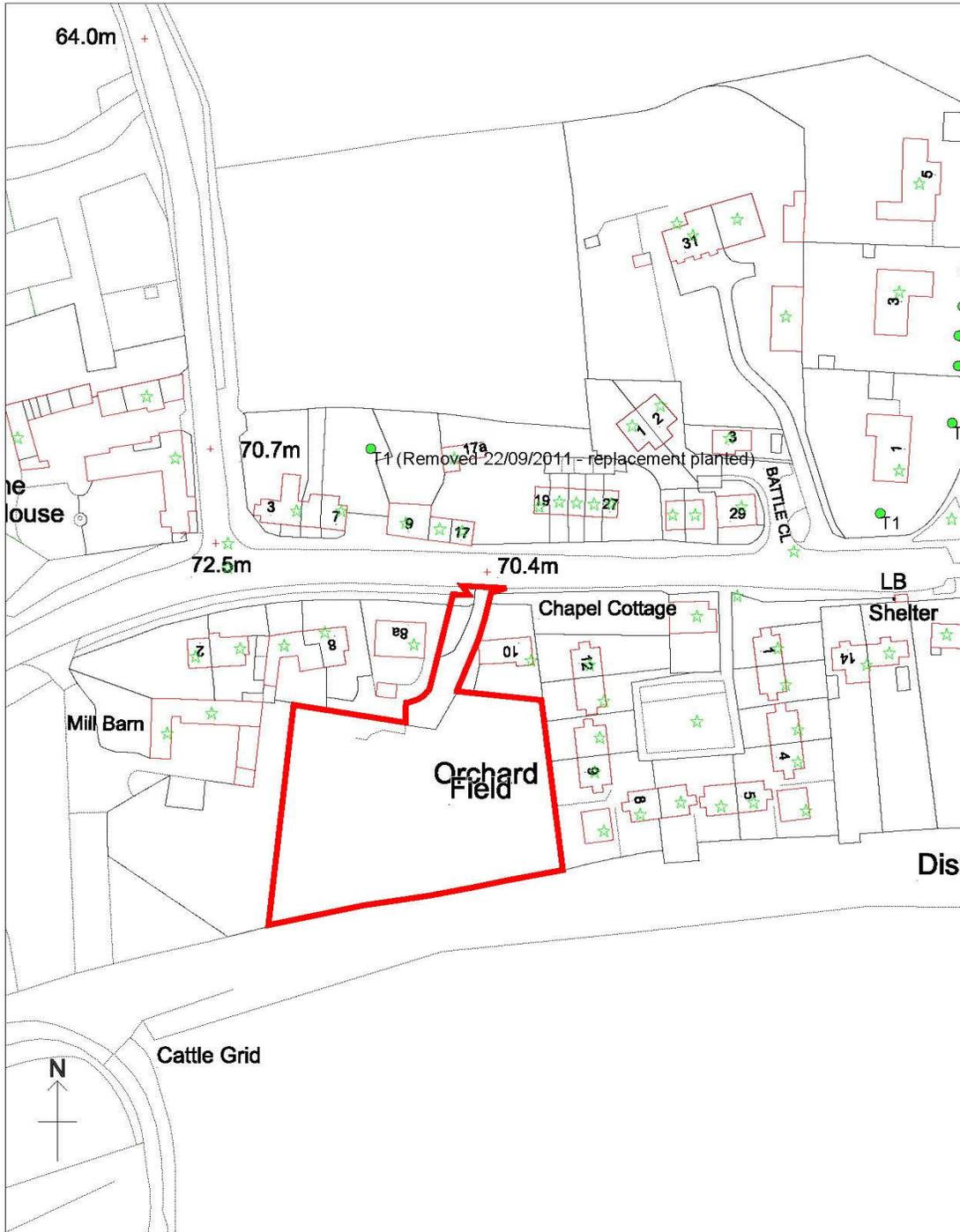
12. Informatives

Positive/Proactive - amendments
Building Regulations consent required

List of plans

The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

Title	NK Ref.	Agent's Ref	Received Date
Proposed site plan plot 1		HA39190_PL_13_D	31.03.21
Proposed elevations plot 1		HA39190_PL_14_D	31.03.21
Proposed site plan plot 2		HA39190_PL_15_D	31.03.21
Proposed elevations plot 2		HA39190_PL_16_D	31.03.21
Proposed site plan plot 3		HA39190_PL_17_D	31.03.21
Proposed elevations plot 3		HA39190_PL_18_D	31.03.21
Concept Images		HA39190_PL_19_D	31.03.21
Arboricultural Report		4243	31.03.21
Arboricultural Schedule		BS5837	31.03.21
Design & Access Statement	NK/2021/0302/1		31.03.21
Tree Survey	NK/2021/0302/2		31.03.21
Proposed site plan		HA39190_PL_10_H	01.07.21
Location plan / block plan		HA39190_P01_J	25.08.21
Proposed Access Plan		HA39190_PL_20_A	23.08.21



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