

**North Northamptonshire Area Planning (Kettering)  
Committee  
28/10/2021**

<b>Application Reference</b>	<b>KET/2020/0907</b>
<b>Case Officer</b>	<b>Sean Bennett</b>
<b>Location</b>	<b>Harborough Road (land South of), Stoke Albany</b>
<b>Development</b>	<b>Full Planning Permission: 18 no. dwellings to include gardens, parking, access, infiltration basin and open space to include semi-natural woodland planting and associated works</b>
<b>Applicant</b>	<b>Mr J Breese Rosconn Strategic Land</b>
<b>Agent</b>	<b>Mr J Breese Rosconn Strategic Land</b>
<b>Ward</b>	<b>Welland</b>
<b>Overall Expiry Date</b>	<b>24/03/2021</b>
<b>Agreed Extension of Time</b>	<b>19/11/2021</b>

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 three or more unresolved, material objections to the proposal and an objection from Stoke Albany Parish Council

**1. Recommendation**

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- 1.1 That planning permission be GRANTED subject to conditions and the completion of a Section 106 Legal Agreement within six months (or other date to be agreed)

- 1.2 That should the Section 106 Legal Agreement not be completed within six months (or other date to be agreed) that it be delegated to Officers to REFUSE planning permission

## **2. The Proposal**

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- 2.1 Full Planning Permission: Eighteen dwellings to include gardens, parking, access, infiltration basin and open space to include semi-natural woodland planting and associated works

### Pre-application

- 2.2 This proposal has been advanced through comprehensive pre-application discussions with the Council and relevant statutory consultees, which included the input of Urban Design and Landscape specialists and has seen many modifications along the way. Further alterations have also been secured through the planning process in response to Officer and representations received. The developer also undertook a consultation exercise with local residents and the Parish Council prior to submission. This proposal has come forward in a way that aligns with the advice given.

## **3. Site Description**

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- 3.1 The site is located toward the south-western extent of Stoke Albany and consists of a tapering broadly rectangular 1.5 ha paddock.
- 3.2 The northern boundary is enclosed by Harborough Road with its south-east corner and access fronting Desborough Road. The site slopes eastwards following a similar topography to that of Harborough Road.
- 3.3 To the east and west the site is enclosed by residential properties typically separated by fencing, alongside Harborough Road to the north is hedgerow with existing residential development further to the north. To the south and south-east is post and rail fencing followed by a strong tree belt buffering the site from the A427.
- 3.4 The village Conservation Area abuts the site's eastern boundary with the nearest listed building (The White Horse Inn) being situated around 80m to the east. A Public Right of Way (HA9) travels along the eastern boundary of the site where it runs from Harborough Road through two neighbouring properties until it reaches a wooden stile leading to Desborough Road. A High Voltage Overhead Power cable crosses the site from the north-east to the southern boundary where it continues across the A427.

## **4. Relevant Planning History**

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- 4.1 KET/2020/0385 – Full Application - Construction of 16 dwellings with new access and associated works and public open space to include semi natural woodland - WITHDRAWN – 27/11/2020

## 5. Consultation Responses

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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 Stoke Albany Parish Council

Provide the following objection:

*“Stoke Albany Parish Council (SAPC) strongly objects to planning application KET/2020/0907 on the grounds that it makes no provision for additional road safety measures. Notwithstanding the official sources quoted by the applicant, SAPC's firm and considered view based on local knowledge (supported by every resident who has expressed an opinion on the matter) is that Harborough Road in general, and the White Horse crossroads in particular, are already dangerous and that any additional traffic volume will inevitably lead to a serious accident. It is a source of extreme frustration to SAPC that we have re-iterated this concern continually during the consultation process for this site, yet the risk has repeatedly been dismissed or ignored by both the applicants and the planning authority. We urge KBC to reject this application, to apply to the District Council's Highways Department for a full and formal traffic risk assessment, and to insist that the applicant must make adequate provision for road safety in any subsequent application.”*

### 5.2 Neighbours / Responses to Publicity

Seven third party letters of objection received from nearby residential occupiers; summarised grounds:

- Loss of privacy – additional screening should be provided
- Loss of view
- Devalue property
- Loss of wildlife habitat – do not agree with the findings in the submitted Ecological Appraisal
- Construction nuisances including from noise, traffic, and pollution
- Noise disruption once occupied
- Increased volume of cars within the village
- No benefit to Village infrastructure
- Previous housing developments refused on the site
- More intensive than the withdrawn application (16)
- Adverse impact on the open countryside and village character
- Most essential services are located outside the village – accessible by car only
- Doubt the justifications used in the submitted Transport Statement and the recent growth in traffic within the village (IE- deliveries) and

the failure to consider highway impacts in the vicinity of Wilbarston Primary School and the White Horse Pub

- Impact on Archaeology and Heritage are down-played in the submission
- Flooding implications to property because of the location of the proposed infiltration basin and given existing ground saturation and surface water flooding experienced – could impact future insurance
- Redefining the village boundary, especially with an increase in two houses, at the cost of the green open space is wrong
- Insufficient wildlife mitigation measures
- The existing stone wall along the eastern edge of the site should be retained
- Harborough Road is a congested, narrow highway used for parking and receives high volumes of traffic – the proposal will exacerbate highway impacts and increase the risk of accidents – a solution may be to reposition the access opposite De Roos Way and to provide a roundabout there
- Not enough visitor parking provision

### 5.3 NCC – Highways

State that they '*do not object*' and provide the following summarised comments:

- If the roads are to be adopted, they will be subject to a technical audit
- If the streets are not proposed for adoption a condition should be applied requiring details of the management company, that they should be built to adoptable standard, an undertaking provided stating that the streets will not be adopted, streets will be marked as 'private' at the entrance and that the access shall be implemented as a standard vehicle cross-over
- A construction management plan condition is required
- All trees set 2.5m from adoptable highway
- The access and access road will be subject to technical audit
- The speed surveys are reasonable in relation to the proposed access layout
- The visibility splays should be retained permanently
- The pedestrian crossing points should be provided as shown and buff in colour
- Parking for plots 5-9 should not obstruct plot 9 access
- The total length for plots 5 and 6 drive should be 11m
- The LPA should take a view on bin collection points
- Parking spaces fronting the garage should be 3.3m wide
- EV charging points are welcome
- PRoW HA6 should be kept clear – informative provided

### 5.4 Anglian Water

Provide the following summarised comments:

- No assets within the site boundary
- Capacity available for wastewater treatment
- Sewerage system has available capacity for the used water flows expected
- The proposed method of surface water disposal does not involve the use of Anglian Water assets and therefore are unable to comment

5.5 Environment Agency

Say that they *'do not wish to make any comments'*

5.6 Historic England

Say that they *'do not wish to offer any comments'*

5.7 NNC – Housing Strategy

Provide the following summarised comments:

- Satisfied with the suggested affordable units and the split between shared ownership and affordable rent
- The bed spaces within the affordable units should be maximised IE – 2 bed 4 person and 3 bed 5 persons
- Units should meet nationally described space standards
- The affordable housing should be tenure blind – match the look of the market

5.8 NNC – Lead Local Flood Authority

No objection subject to the imposition of a condition requiring full details of the surface water strategy based on the acceptable Flood Risk Assessment and Drainage Strategy submitted. Together with conditions requiring approval of a detailed scheme for the ownership and maintenance of the surface water drainage system and approval of a surface water verification report.

5.9 NNC - Ecology

Provide the following comments:

*“Having reviewed the ecological survey report provided I’m satisfied that biodiversity impacts should be minimal and adequately mitigated through the proposed landscaping and private gardens. I particularly welcome the retention of the old horse chestnut tree and the amount of public open space being provided. I would however recommend a few measures to be secured by condition:*

- *A detailed soft landscaping scheme should be required; this should include native species appropriate to this part of the county.*
- *The boundary plan should include ‘hedgehog holes’ in the fencing between private gardens, to allow the passage of foraging hedgehogs.*
- *A scheme for the integral and tree-mounted bat and bird nest boxes recommended in the ecological survey report (sections 4.3.39, 5.1.7 and 5.2.22) should be required, and*
- *The external lighting scheme should be consistent with the 2018 guidance from the Bat Conservation Trust and Institute of Lighting Professionals.”*

5.10 Natural England

State: ‘no comments’ in response

5.11 NNC – Development Management

State the requirement for £60,448 toward Primary School education at Wilbarston Primary School, £68,925 contribution toward Secondary School education and £4,079 toward Libraries. A fire hydrant should also be required by condition.

5.12 NNC – Archaeology

No objection subject to the imposition of a condition requiring approval of a written scheme of investigation

5.13 NNC – Environmental Protection

Provide the following summarised comments:

- A phase II ground contamination survey is required by condition
- A condition restricting construction working hours should be imposed
- The following noise mitigation condition should be imposed to safeguard future occupiers’ amenity:

*The noise mitigation measures outlined in the approved report A Noise Assessment For Land South of Harborough Road, Stoke Albany dated December 2020 by Resound Acoustics shall be carried out in full prior to the first occupation of the residential units hereby approved. Rather than the acoustic trickle vents recommended in the report, the dwellings shall be fitted with whole house mechanical ventilation systems, with heat recovery and ‘boost’ function. Where the development is phased any residential*

*units identified as providing a noise barrier for other units shall be completed first. Following completion, no alterations shall be made to the approved structure of the units including roof, doors, windows and external facades, layout of the units or noise barriers.*

5.14 Northamptonshire Police

State: 'no formal objection or comment'

5.15 Ramblers

Say *'that the right of way (HA9) be protected at all times from building materials and equipment.'* And that *'No fences or other obstructions block the path at any time.'*

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

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6.1 Statutory Duty

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

6.2 **National Planning Policy Framework (NPPF) (2021) Chapters:**

2 – Achieving sustainable development

5 – Delivering a sufficient supply of homes

8 – Promoting healthy and safe communities

9 – Promoting sustainable transport

12 – Achieving well-designed places

14 – Meeting the challenge of climate change

15 – Conserving and enhancing the natural environment

16 – Conserving and enhancing the historic environment

6.3 **North Northamptonshire Joint Core Strategy (JCS) (2016) Policies:**

1 – Presumption in favour of sustainable development

2 – Historic environment

4 – Biodiversity

5 – Water environment

6 – Development on brownfield land and land affected by contamination

- 7 – Community Services and facilities
- 8 – Place shaping
- 9 – Sustainable building
- 10 – Provision of infrastructure
- 11 – The Network of Urban and Rural Areas
- 28 – Housing Requirement
- 29 – Distribution of New Homes

6.4 **Saved Local Plan Policies:**

Policy 7 - Protection of the Open Countryside

Policy RA5 - Rural Area: Housing in the Open Countryside

RA3. Rural Area: Restricted Infill Villages

6.5 **Emerging Site Specific Part 2 (SSP2) Local Plan Policies:**

Policy STA2 – Land to the south of Harborough Road, Stoke Albany:

**Policy STA2**

**Land to the south of Harborough Road, Stoke Albany**

*Land to the south of Harborough Road, as shown on the policies map, is allocated for housing development and will provide up to 18 dwellings. Development proposals for the site will:*

- a. Be supported by a heritage impact assessment which considers the impact of the development on the significance of the Conservation Area.
- b. Include a speed survey on Harborough Road which demonstrates that safe access can be provided to the site.
- c. Be supported by a contaminated land investigation and appropriate mitigation scheme to address any identified contamination, to ensure that there are no unacceptable risks to human health and the natural environment.
- d. Comprise of a layout which reflects the surrounding residential use in the village, with considerations for the existing density of Stoke Albany.
- e. Provide sufficient mitigation to minimise the impact of noise from the A427, although development should be located along the frontage of Harborough Road.
- f. Provide open space, including allotments if a local need is demonstrated, on the southern part of the site, adjacent to the A427.

- g. Provide a Surface Water Drainage Assessment to demonstrate that SuDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land.
- h. Include a site specific Flood Risk Assessment.
- i. Include an ecological assessment which includes an assessment of the hedgerow and wider field and other natural features as well as mitigation measures to minimise any impacts as well as protect and enhance biodiversity; and
- j. Protect the use of and access to footpath HA9.

## **7. Evaluation**

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The key issues for consideration are:

- The principle of development
- Impact on character and appearance
- Impact on neighbours
- Impact on future occupiers
- Impact on biodiversity
- Impact on highway safety
- Impact on the water environment
- Affordable housing and housing type and mix
- Community infrastructure

### **7.1 The Principle of Development**

7.1.1 The site is located on the edge of Stoke Albany and is currently outside the settlement boundary of the village, as set by the 1995 Local Plan, and is therefore in open countryside to the south of Stoke Albany. The settlement boundaries in the 1995 Local Plan will be replaced by the settlement boundaries in the emerging Site Specific Part 2 Local Plan (SSP2). This site is a housing allocation in the SSP2 and is included within the settlement boundary in accordance with principle 2d) of the settlement boundary defining principles.

7.1.2 The SSP2 is at an advance stage in preparation, the Inspector's Report was received on 2 July 2021. The report concluded that with the recommended Main Modifications, the Plan is sound. The Council is now advancing the Plan through the Committee process towards adoption. A decision on adoption will be made by Full Council, the date for this meeting is 1<sup>st</sup> December this year.

7.1.3 The site is identified as a housing allocation in the emerging SSP2. Policy STA2 which allocates this site is subject to a Main Modification, the modification includes an increase in the yield of the site from 16 to 18 dwellings, this was to reflect the latest position in relation to the quantity of development and brings design benefits as discussed at the hearing sessions.

- 7.1.4 Considering the requirements of paragraph 48 of the NPPF in relation to weight that may be afforded to emerging plans, it is considered that significant weight can be applied to Policy STA2 to reflect that the SSP2 is at an advanced stage in preparation, given that the Council are now in receipt of the Inspector's Report and is currently progressing the Plan through the committee process, towards adoption. Policy STA2 (copied above in Section 6.5) is criteria based and requires each to be satisfied to permit the development. These criteria relate to Development Management considerations and will be explored further as the assessment develops below.
- 7.1.5 As such whilst the site currently falls within open countryside and the application has been submitted slightly in advance of full adoption of the SSP2, it is included within the settlement boundary as a housing allocation in the emerging SSP2, which is at an advanced stage of preparation and can be given significant weight. This site would contribute towards meeting the JCS rural housing requirement.
- 7.1.6 The principle of the proposal therefore is in conformity with the allocation in the emerging SSP2 and is acceptable in principle.

## **7.2 Impact on Character and Appearance**

- 7.2.1 Relevant Development Plan policies in this regard include Policy 8 (d) of the JCS, which consistent with chapter 12 of the NPPF seeks development to create a distinctive local character by responding to wider character and local context. Policy 3 of the JCS pursuant to Landscape Character is not considered to be relevant as the principle of the site's development and the effective loss of the green space (as it currently exists), and any wider landscape ramifications, has been accepted for housing through the sites allocation in Emerging Policy STA2 of the SSP2.
- 7.2.2 Policy STA2 criteria (d) is also relevant and requires development on the site to reflect the surrounding residential character and density.
- 7.2.3 In addition, and as the site is located adjacent to the Village Conservation Area to the east, and thereby within its setting and is within the notional setting of the Grade II Listed White Horse Public House, beyond Debdale and Chapmans Close the proposal is considered against Policy 2 of the JCS, consistent with chapter 16 of the NPPF, which seeks to preserve the significance of heritage assets.
- 7.2.4 Further, due to the implications to the settings of the mentioned heritage assets the proposal is also considered against:
- 7.2.5 Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area, and:

- 7.2.6 Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of Local Planning Authorities (when considering whether to grant planning permission for development which affects a listed building or its setting) to 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.
- 7.2.7 In terms of the proposals requirements under the site specific emerging SSP2 Policy STA2, in relation to its criterion (a) the application was accompanied by a 'Archaeology and Heritage Assessment' document that discusses the impact of the proposal on the significance of the Conservation Area. Thereby the first criteria of policy STA2 has been satisfied.
- 7.2.8 Looking at the impacts on the setting of Heritage Assets first. The curtilage associated with the nearby Grade II Listed at 'The White Horse Public House' is approximately 70m from the eastern edge of the proposal with intervening modern housing developments at 2 Debdale and Chapmans Close. There is no notable intervisibility between the site and the Listed Building. Thereby the proposal will have no impact to the significance of the Listed Building.
- 7.2.9 The eastern edge of the site runs precisely along the south-western boundary of the Conservation Area. Public Right of Way (PRoW) footpath (HA9) also traverses along this boundary. The Conservation Area in this location has seen various housing developments over the years which, whilst sympathetic to its edge of rural village location has reduced the significance of the Conservation Area in the area immediate to the application site. Nevertheless, the application provides a pleasant open aspect to the setting of the Conservation and its traditional buildings particularly as experienced from the PRoW. The proposal has acknowledged that relationship by providing an area of open space along that edge. This open space retains much of the unbuilt openness to the setting of the Conservation Area and therefore preserves its significance. The proposal is therefore in accordance with Policy 2 of the JCS, chapter 16 of the NPPF and Section 66 and 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.2.10 Turning to the urban design merits of the proposal. The site contributes significantly to the rural character of the village due to its open green nature. The fundamental loss of this character has been accepted due to the sites housing allocation in Policy STA2 and therefore is acceptable as a basic tenet for the development of 18 dwellings in a way that is Plan-led.
- 7.2.11 The density of the proposal overall, consisting of 18 dwellings on a 1.5ha site is consistent with that evident in the area, however as approximately a third of the site includes open space the housing would appear to be denser than that. The proposal has two outward looking frontages; facing north toward Harborough Road and east toward the Conservation Area over the proposals open space. These frontages consist predominately of large, detached dwellings (including 2 bungalows) and a pair of semi-detached dwellings on each frontage. Below is a streetscene image of each frontage:

### 7.2.12 Proposed Street Scene along Harborborough Road



(Not to Scale)

### 7.2.13 Proposed Street Scene Section facing Public Open Space



(Not to Scale)

7.2.14 The above streetscenes show gaps between housing, particularly to the Harborborough Road frontage (upper drawing) comparable to the densities seen opposite. Yes, the density tightens up slightly toward the southern part of the site (around plots 5-11), however this area is not readily apparent in the streetscape and is necessary to achieve a suitable housing mix with smaller dwellings, whilst also providing such a relatively large open space. In addition, and as depicted in the first streetscene above, other than the creation of the access, the existing hedgerow along Harborborough Road will be retained (and supplemented). A notable, existing, and visually striking tree to the south-western corner of the site shall also be retained.

7.2.15 The proposal provides a spacious layout that respects the density seen in surrounding residential development and has taken the opportunity to provide a large area of open space and make best use of existing site vegetation, which will provide instant landscape maturity to the proposal assisting with its integration into the local area. The Police Crime Prevention Design Advisor finds the layout safe.

7.2.16 The housing types reflect those nearby at Chapmans Close and adhere closely to local rural domestic vernacular architecture including the provision of chimneys, porches, and window detailing. Whilst integral garages and bungalows are not typical of traditional rural houses their inclusion does not diminish the overall quality of the architectural design approach. The use of natural stone also lifts the attractiveness of the proposal suited to its edge of rural village location. Architectural details and materials (including provision of sample panels) shall be required by condition.

7.2.17 Consequently, the proposal provides a high quality, spacious and respectful housing development that has streetscape interest and low dense nature that

sympathises with the surrounding developments and Conservation Area. As such the proposal is in accordance with Policy 8 (d) of the JCS and Policy STA2 criteria (d) of the emerging SSP2 which require development to reflect surrounding residential character and density. The proposal is therefore acceptable in this regard.

### 7.3 Impact on Neighbours

7.3.1 JCS Policy 8 (e) consistent with NPPF paragraph 130 (f) seeks development to protect the amenity of all future and surrounding users of land and buildings.

7.3.2 Due to the siting, orientation, proximity, and relationship of the proposed dwellings with surrounding properties and their windows the physical presence of the development would not result in adverse impacts to surrounding dwellings by virtue of loss of privacy, light loss or loss of outlook. Loss of view and devaluation of property is not a material planning consideration.

7.3.3 The closest neighbours to the proposals are 1-4 Denman Close to the west and would be along the side boundary of plot 1. The relationship is shown below:



7.3.4 The distance between the Plot 1 dwelling proposed and the rear elevation of 2 Denham Close (as the closest) is 12m. This distance, together with the angling of the proposed dwelling, is sufficient to ensure that the proposal would not have an adverse impact on the Denham Close neighbours because of loss of light or harm outlook because of overbearing impacts and with no upper floor side windows serving a habitable room the proposal would also not have any adverse impact to privacy. As a safeguard the side facing en-suite window shall be conditioned to be fitted with obscure glaze and be non-opening below an internal floor height of 1.7m. With that condition in place the proposal would not have any adverse implications to neighbour privacy due to loss of privacy, light, or outlook.

- 7.3.5 In terms of impacts associated with the construction of the development; any significant impacts will be controlled through the provision of a Construction Management Plan and control of working hours condition. Whilst the immediate neighbours may still experience some nuisances during construction these will be limited through provision of the mentioned conditions and will be experienced over a very short time over the lifespan of the development.
- 7.3.6 There is no reason to believe that neighbours will experience adverse impacts because of noise, over those normally associated in a domestic situation once the development is occupied.
- 7.3.7 Thereby, the proposal will not have a detrimental impact to the living conditions experienced at neighbouring property and is acceptable in this regard consistent with Policy 8 (e) of the JCS.

#### **7.4 Impact on Future Occupiers**

- 7.4.1 JCS in Policy 8 (e) consistent with NPPF paragraph 130 (f) seeks development to protect the amenity of all future users of land and buildings. Site Specific Policy STA2 and its criteria (c) in respect of contamination and (e) in respect of noise from the A427 are also relevant.
- 7.4.2 To deal with contamination first; the application was accompanied by a Phase I Ground Contamination Survey. The Council's Environmental Protection Officer agreed with its findings and had no objection on this matter subject to the imposition of a condition requiring approval of a Phase II and remedial measures if required.
- 7.4.3 Moving on to Noise implications to future occupiers. To deal with this matter the proposal was accompanied by a 'Noise Assessment'. This Assessment identified the A427 as a source of noise and recommends mitigation measures – which for the most part relate to the provision of double-glazed window units with ventilation (option instead of opening the window) being provided by trickle vents. The Council's Environmental Protection Officer generally agrees with the findings of the Noise Assessment, however instead of the trickle vents prefers the use of a whole house mechanical ventilation system, with heat recovery and 'boost' function with this measure being included by condition. Whilst the applicant does not entirely agree with this approach, they accept the condition. As such and with that condition in place the proposal would have effective arrangements in place to protect future occupiers from noise experienced from the A427.
- 7.4.4 All dwellings comply to National Space Standards and provide good sized private outside space and are arranged to avoid adverse impacts to future occupier's amenity and therefore provide a good standard of life for users.

7.4.5 The proposal therefore is acceptable in this respect.

## 7.5 **Impact on Biodiversity**

7.5.1. Paragraph 99 of Circular 06/05 states that: *it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.* Likewise, section 40 of the Natural Environment and Rural Communities Act 2006 (NERC 2006) states that: *every public authority must in exercising its functions, have regard ... to the purpose of conserving (including restoring / enhancing) biodiversity.*

7.5.2 Policy 4 of the JCS together with caveat (i) of SSP2 Policy STA2 requires the development to protect and enhance biodiversity.

7.5.3 To deal with this matter the application was accompanied by an 'Arboricultural Impact Assessment' and a 'Preliminary Ecological Appraisal' with the latter including an Extended Phase I Habitat Survey. The Arboricultural Assessment identified varying quality trees around its edge including two trees of High Retention Value which includes the mature Common Horse Chestnut Tree set off the sites edge close to the southern edge. The Assessment also focused on the Hedgerow. The findings of the Assessment have informed the Landscape Plan and has resulted in a scheme that retains the trees and partially removes some defunct hedgerow on the northern edge and to make way for the access and involves the provision of root protection areas with additional hedgerow and tree planting proposed to account for any loss and to provide features in the open space.

7.5.4 It is the intention for the Open Space Areas including the sites northern hedgerow to be adopted/ offered to the Council/ Parish Council together with a commuted sum for maintenance – to be secured in the Section 106 Agreement.

7.5.5 The Ecological Appraisal found the hedgerow and site trees to have habitat value and recognised the importance of hedgerow as a commuting habitat with the field itself being used only for foraging. The hedgerow and trees are largely unaffected, however, to acknowledge part removal of hedgerow supplementary replanting of hedgerow is proposed together with biodiversity enhancement measures including the planting of wildflower pollinators and understorey shrubs together with bat/bird boxes.

7.5.6 The Council Ecologist welcome the retention of the trees and the amount of public open space and are satisfied that the proposed mitigation measures are satisfactory. However, and to add enhancement and to ensure that the plant species proposed are correct, the Council Ecologist recommends conditions requiring approval of a soft landscaping scheme and a scheme that shall include 'hedgehog holes' between gardens and bat/bird boxes.

7.5.7 As such and with imposition of the conditions recommended by the Council Ecologist the proposal is considered to protect ecology and provide suitable enhancement to biodiversity. The application is therefore consistent with policy 4 of the JCS together with caveat (i) of SSP2 Policy STA2.

## 7.6 Impact on Highway Safety

7.6.1 The JCS in Policy 8 (b) seeks to ensure a satisfactory means of access and provision for parking and resists development that would prejudice highway safety. Emerging SSP2 Policy STA2 (b) and (j) are also relevant and respectively require submission of a 'speed survey', which demonstrates that a safe access can be provided and to protect the route of the PRoW (HA9).

7.6.2 The proposal provides safe use and access of the PRoW to the edge of the proposed open space on the existing alignment. Satisfying that part of Policy STA2 (j).

7.6.3 To deal with STA2 (b) and the requirement for a safe access based on a speed survey the application was accompanied by a 'Transport Statement' which included crash data, the findings of a speed survey and traffic count for a seven-day period between Wednesday 14 November 2018 and Wednesday 21 November 2018. The results of this survey are shown below:

		Westbound	Eastbound	Two-way
Weekday average traffic flow				
All vehicles	8-9am	5	47	51
	5-6pm	10	52	62
	24 hours	111	534	645
No. of HGVs	8-9am	0	0	0
	5-6pm	0	0	0
	24 hours	2	2	4
Traffic speeds over survey period				
mean		23.9	26.3	
85 <sup>th</sup> percentile		29.97	31.54	
Stopping sight distance (SSD) based on 85 <sup>th</sup> percentile speeds				
Manual for Streets (MfS)		47	51	

7.6.4 The provided Transport Statement also providing vehicle tracking & visibility drawings on the proposed roads and at the access and expected traffic generation as follows:

traffic generation		arrive	depart	two-way
trip rates (per dwelling)	AM peak hour	0.150	0.600	0.75
	PM peak hour	0.520	0.230	0.75
vehicle trips (18 dwellings)	AM peak hour	3	11	14
	PM peak hour	9	4	13

- 7.6.5 The access is on to the classified B669 Harborough Road with a 6.5m wide carriageway and as such is expected to receive a significant amount of through traffic. The road is limited to 30mph and whilst it sees parking along its northern edge, to the front of housing appears to operate safely. The above surveys reveal that the mean speed limit is under the roads 30mph limit and significantly under (6mph) west bound and operates close to the 85<sup>th</sup> percentile. Speeding therefore is uncommon, as would be expected on a village road where parked cars and accesses resist the temptation to exceed speed limits. On average during a 24-hour period the road receives 645 traffic movements with the majority heading east toward the village and Wilbarston, with a maximum peak of 62 movements an hour.
- 7.6.6 The proposal would expect to generate a maximum of 14 vehicles per hour. The traffic increase may be noticeable resulting in a maximum of 76 (an increase of approximately 22%) during peak hours. The submitted Transport Assessment concludes that this increase and the access arrangements are not considered to result an adverse impact to highway safety. The findings of the Assessment have been accepted by the Council's Highway departments. As a result, and with no evidence provided that would justify coming to a different conclusion the proposal is considered to maintain highway safety.
- 7.6.7 The proposal would provide 2 car parking spaces per dwelling on average, which is sufficient to ensure that the cars generated by the site will not add to the parking currently experienced on Harborough Road in the vicinity of the site access.
- 7.6.8 Whilst the village, together with Wilbarston nearby contain many facilities that would be reachable on foot, such as play areas, pubs, Churches, Primary School and a Pre-school and a daily weekday bus service is available to Corby, it is a high expectation that there will be a high dependency on the car particularly for food, clothes & work and given that Wilbarston's facilities may be 'just' too far for primary school children to walk too safely. However, the site has been included as an allocated site partly to promote limited growth to rural settlements to protect their viability and to ensure that there limited services are used and remain. This approach is promoted at paragraphs 78-79 of the NPPF to 'enhance or maintain the vitality of rural communities'. As such the dependence of the private car is not a determinative factor in this case.
- 7.6.9 In terms of its sustainability credentials the proposal would benefit from some local services and whilst relatively infrequent a Bus service is available. The proposal also makes provision for secure cycle storage facilities with 6 (10%) of the parking including electric charging points and critically infrastructure provided to enable retrofitting to take place by future occupiers when required.
- 7.6.10 The Council's Highway department recommend the provision of a condition for the applicant to provide maintenance details if the streets are not adopted and a construction management plan. These conditions shall be attached together with a condition requiring the visibility splays to be retained permanently. The Highway department retain a few residual comments

regarding very specific arrangements for certain plots, however any under provision for parking widths and lengths are so minor to be considered *de minimis* and in any event are associated with private driveways and therefore are not considered to be determinative. The bin collection points are amply sized and well sited to ensure safe collection of refuse. The submission has also demonstrated through the provision of vehicle tracking plans that the refuse vehicles and emergency vehicles are able to enter, manoeuvre and exit the site in a forward gear.

- 7.6.11 The access shall be subject to technical audit and thereby the specific arrangements for the pedestrian crossing at the access shall be dealt with through that regulatory process.
- 7.6.12 This matter is one of the key reasons for objection to the scheme by third parties and by the Parish Council, however as the immediate foregoing demonstrates the applicant has provided sufficient information to show that the proposal will be safe in this regard and that information and the conclusions reached have been accepted by the Council as Local Highway Authority.
- 7.6.13 Consequently, the proposal is considered to maintain highway safety and therefore is acceptable on this matter, with no cogent evidence provided that would sustain coming to a different view.

## **7.7 Impact on the Water Environment**

- 7.7.1 Policy 5 of the JCS, amongst other things, seeks development to reduce flood risk and contribute toward flood risk management. This approach is consistent with Chapter 14 of the NPPF, which says that proposals should not result in an increased chance of flooding on site or elsewhere.
- 7.7.2 SSP2 Policy STA2 criteria (g) and (h) are also relevant and seeks the development to provide an effective Sustainable Urban Drainage System (SuDS) and for the submission to include a Flood Risk Assessment (FRA).
- 7.7.3 To demonstrate that the proposal is satisfactory on these matters the proposal has been accompanied by a 'Flood Risk Assessment and Drainage Strategy'. The proposal notably includes the provision of an infiltration basin as an integrated sustainable drainage feature within the sites open space. The submitted Assessment and Strategy concludes:
- The development is at low risk of flooding – less than a 1 in 1,000 annual probability of flooding
  - The proposal would increase impermeable site conditions and therefore requires mitigation measures
  - The mitigation measures proposed include:
    - Water discharge rates equivalent to greenfield conditions
    - Surface water drainage designed to ensure water volumes are retained onsite for critical storm events

- In the event of failures flood flows directed away from property
- No run-off shall be permitted to connect into the sites surface water systems
- The proposed development will not result in any detrimental impact onto the existing surrounding properties
- The proposed drainage scheme will neither result in nor cause an increase of flood risk to surrounding property or the development site.

7.7.4 The Council as Lead Local Flood Authority (LLFA) and Anglian Water agree with the findings of the Assessment and Strategy with the former recommending a series of conditions, including the requirement for a fully detailed surface water strategy to be approved. The Environment Agency also have no objections to the proposal.

7.7.5 The proposal can connect to existing foul water sewers which run along the northern edge of the proposal.

7.7.6 As such and subject to the imposition the LLFA conditions then the proposal is acceptable in this regard.

## 7.8 **Affordable Housing and Housing Type and Mix**

7.8.1 Policy 30 (d) of the JCS seeks development to provide a mix of housing dwelling sizes and tenure to assist in the creation of sustainable mixed and inclusive communities. This includes, amongst other ways, though the provision of 40% affordable units, where 11 or more dwellings are exceeded on a site in the rural areas.

7.8.2 The number of affordable dwellings proposed on this site is consistent with the required percentage and equates to 7 affordable units including four 2-bed houses and three 3-bed units with a tenure split including 4 shared ownership and 3 affordable rent dwellings. The homes are maximised for capacity (i.e., 2 bed 4 person and 3 bed 5 persons), meet national space standards, have reasonable distribution throughout the site and are tenure blind in terms of design. These requirements are consistent with the Council's Strategic Housing Department needs and shall be secured in the progressing Section 106 agreement. The proposals affordable housing provisions therefore are acceptable.

7.8.3 The remainder of the development consists of 11 market homes including five 4-bed, four 3-bed and two 2-bed dwellings. The 2-bed dwellings consist of bungalows. These arrangements will provide a suitable housing type and mix for the site.

## 7.9 **Community infrastructure**

7.9.1 As the proposal relates to the provision of a 'major' development as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015 the application would be expected to provide

community infrastructure contributions that off-sets its impacts. Such contributions will be secured in a Section 106 Agreement.

- 7.9.2 Policy 10 of the JCS, consistent with paragraph 55 of the NPPF, seeks development to be supported by the timely delivery of infrastructure, services, and facilities necessary to meet the needs arising from the proposal.
- 7.9.3 SSP2 Policy STA2 criteria (f) is also relevant and seeks the provision of open space, including, to the southern part of the site, allotments if a local need is demonstrated.
- 7.9.4 The Council's Development Management Department have requested sums of £4,079 toward libraries, £60,448 towards Primary Education at Wilbarston Primary School and £68,925 toward Secondary School Education in the Kettering & Corby Area. A condition has also requested relating to the installation of a Fire Hydrant – this condition shall be imposed.
- 7.9.5 In addition, the proposal is seeking £37,600 toward existing village play area provisions or toward existing village play area provisions and existing allotment provisions. A commuted contribution toward on-site open space maintenance to cover a 20-year period is also sought together with the Affordable houses proposed.
- 7.9.6 These provisions are being progressed during the application process with the applicant expressing a willingness to proceed based on these contributions.
- 7.9.7 On the specific subject of allotments, given the size of the open space proposed together with its SUDS arrangements it is not considered reasonable for the proposal to provide allotments on site especially as existing allotment facilities exist in the village and can be extended to meet a local need if required. Therefore, the provision of the contributions toward allotments (if deemed necessary) together with the inclusion of a sizeable on-site public open space meet the requirements of Policy STA2 and its last remaining criteria.
- 7.9.8 These contributions are not necessarily exhaustive and maybe subject to change, exclusions and inclusions but are considered to meet the tests laid out at paragraph 57 of the NPPF and set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 and therefore are appropriate.
- 7.9.9 However failure to reach agreement could result in a refusal being issued on the basis of the proposal failing to off-set its impacts to Community Infrastructure.

## **8. Other Matters**

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- 8.1 Policy 9 of the JCS says that all residential dwellings should incorporate measures to limit water use to no more than 105 litres per person per day. To deal with this matter a suitable water saving condition can be imposed.
- 8.2 The Council Archaeologist is satisfied that the proposal would not have any harmful impacts in this respect subject to the imposition of a condition requiring a written scheme of investigation. This condition shall be applied and therefore the proposal is acceptable on this matter.

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

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- 9.1 Considering the foregoing the proposal is considered to comply with the Development Plan, when read as a whole including significant weight being applied to the Emerging Site Specific Local Plan Part 2 Policy STA2 and is consistent with NPPF advice.
- 9.2 The proposal therefore comprises the right development, in the right place and at the right time and constitutes sustainable development in a way that is planned. Consistent with paragraph 11 of the NPPF presumption in favour of sustainable development should apply and in accordance with the Development Plan such proposals should be approved without delay. Hence, the application comes before the Planning Committee with a recommendation to approve subject to imposition of the conditions laid out and discussed above and subject to a satisfactory Section 106 Agreement being signed.

## **10. Recommendation**

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- 10.1 That planning permission be GRANTED subject to conditions and the completion of a Section 106 Legal Agreement within six months (or other date to be agreed)
- 10.2 That should the Section 106 Legal Agreement not be completed within six months (or other date to be agreed) that it be delegated to Officers to REFUSE planning permission.

## **11. Conditions**

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1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this 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 information detailed 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. The development shall be carried out in accordance with the recommendations laid out in the approved Arboricultural Impact Assessment dated 21st April 2021 referenced 201215 0809 AIA V1b compiled by 'Wharton' and the recommendations laid out in the Preliminary Ecological Appraisal dated 9th November 2018 referenced 181109 0809 PEAR V1 as compiled by Wharton.

REASON: In the interest of biodiversity and in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

4. No construction or site clearance works shall take place outside of the following hours. 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.

5. Prior to commencement of development a Construction Management Plan shall be 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.

REASON: The details are required prior to commencement of development because the CMP needs to be in place and in force throughout the construction period and in the interests of safeguarding highway safety and residential amenity in accordance with Policy 8 of the Northamptonshire Joint Core Strategy

6. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

(i) fieldwork in accordance with the agreed written scheme of investigation;

(ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);

(iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

REASON: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 205.

7. 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 D have been complied with.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

#### A. Site Characterisation

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

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

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11 (or any model procedures revoking and replacing those model procedures with or without modification)'.

#### B. Submission of Remediation Scheme

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

#### C. Implementation of Approved Remediation Scheme

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

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

#### D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

REASON: Contaminated land investigation is required prior to the commencement of development 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 15 of the NPPF and Policies 6 & 8 of the North Northamptonshire Joint Core Strategy.

8. No development shall take place until a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

REASON: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

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

9. No development shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment and Drainage Strategy ref 18172 rev E dated 23.09.21 prepared by Travis Baker, have been submitted to and approved in writing

by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details. These shall include:

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

b) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations. The critical storm duration for each element of the drainage network should be determined by considering a full range of summer and winter storm durations from 15 minutes up to the 10080 minute (7 day) duration.

c) In keeping with sustainable development principles, the detailed drainage design should consider the four pillars of a sustainable drainage system, water quality, water quantity, amenity, and biodiversity.

REASON: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site and to ensure the future maintenance of drainage systems associated with the development.

10. No development shall take place until a detailed scheme for the ownership and whole life maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the whole life maintenance plan shall be carried out in full thereafter.

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

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

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

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

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

REASON: In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system and to ensure that arrangements have been arranged and agreed for the long term maintenance of the drainage system as required under Paragraph 165 of the NPPF.

11. 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 property shall not be occupied until the part of the approved scheme that the boundary treatment relates to has been fully implemented in accordance with the approved details.

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

12. Prior to first occupation of the development a scheme of hard and soft landscaping works which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted, any existing trees to be retained, the layout, contouring and surfacing of all open space areas shall be submitted to and approved by the Local Planning Authority. A scheme including hedgehog holes in the fencing between gardens, integral and tree-mounted bat and bird boxes and external lighting consistent with the 2018 guidance from the Bat Conservation Trust and Institute of lighting professionals shall also be submitted to and approved in writing by the local planning authority prior to occupation. The works approved shall be carried out in the first planting and seeding seasons following the occupation, 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 4 of the North Northamptonshire Joint Core Strategy.

13. The development shall not progress above slab level 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: In the interests of the visual amenities of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

14. All external walls (including boundary walls) shown as being constructed in natural stone and on the approved drawings shall not be laid, coursed or pointed other than in accordance with a sample panel which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period.

REASON: In the interests of the character and appearance of the development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

15. No works shall proceed above slab level until full details of all windows, doors (including their surrounds), porch, rooflights, chimney, verge detailing and rainwater goods 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: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

16. Prior to first occupation if any of the streets (including private driveways) associated with the residential development hereby approved are not proposed for adoption as public highway details of a site management company and associated management and maintenance methodology of the streets within the development, to operate in perpetuity, shall be submitted to the planning authority and agreed in writing prior to last occupation. The streets (excluding the private driveways) shall be constructed to adoptable standards, identified as being private and any vehicular access to the site from public highway shall be implemented as standard vehicle crossover prior to last occupation. The development shall be carried out in accordance with approved details.

REASON: In the interest of highway safety and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

17. No Occupation shall take place until the Verification Report for the installed surface water drainage system for the site based on the Flood Risk Assessment and Drainage Strategy ref 18172 rev E dated 23.09.21 prepared by Travis Baker has been submitted in writing by a suitably qualified drainage engineer and approved by the Local Planning Authority. The report shall include:

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

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

18. The noise mitigation measures outlined in the approved report A Noise Assessment For Land South of Harborough Road, Stoke Albany dated December 2020 by Resound Acoustics shall be carried out in full prior to the first occupation of the residential units hereby approved. Rather than the acoustic trickle vents recommended in the report, the dwellings shall be fitted with whole house mechanical ventilation systems, with heat recovery and 'boost' function unless otherwise agreed in writing by discharging this condition whereby the proposal shall be carried out in accordance with the approved details. Where the development is phased any residential units identified as providing a noise barrier for other units shall be completed first. Following completion, no alterations shall be made to the approved structure of the units including roof, doors, windows and external facades, layout of the units or noise barriers.

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

19. The proposed visibility splays contained in the approved Transport Statement (ADC1940-RP-A-v5, ADC) as per the Proposed Access Junction Layout Plan (ADC1940-DR-004 P8), the six Electric Vehicle Charging points (with infrastructure in place to retrofit the remaining spaces) and the Bin Collection points shall be made available prior to last occupation of the development and remain in that state thereafter.

REASON: In the interest of highway safety and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

20. All of the dwellings shall be constructed to achieve a maximum water use of no more than 105 litres per person per day in accordance with the optional standards 36(2)(b) of the Building Regulations 2010 (as amended) as detailed within the Building Regulations 2010 Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition);

REASON: In the interests of water efficiency in a designated area of water stress in accordance with Policy 9 of the North Northamptonshire Joint Core Strategy.

21. With regard to Plot 1 and notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the upper floor side elevation of the building at any time without the grant of planning permission. The approved upper floor opening shall be fitted with obscure glaze and non-opening below and internal floor height of 1.7m and remain in that form thereafter.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## **12. Informatives**

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Positive/Proactive - amendments  
Planning Obligation  
Anglian Water  
PROW1  
PROW2

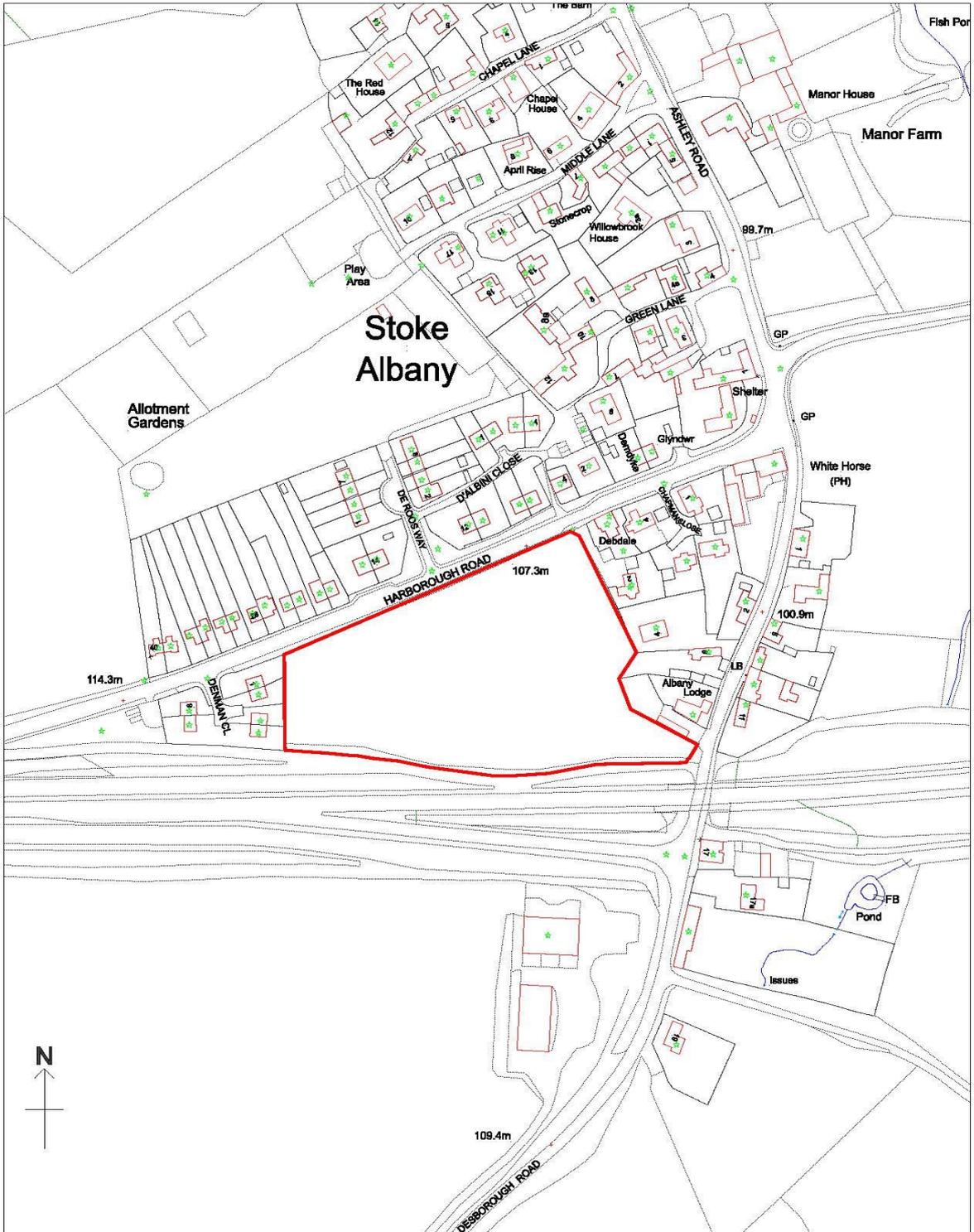
### List of plans

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:

<b>Title</b>	<b>KET Ref.</b>	<b>Agent's Ref</b>	<b>Received Date</b>
Location plan		161-01	23/12/2020

Archaeology and heritage assessment	KET/2020/0907/2		23/12/2020
Contamination Phase 1 Geo-Environmental Assessment		IV.302.18	23/12/2020
Planning statement	KET/2020/0907/4		23/12/2020
Preliminary ecological appraisal	KET/2020/0907/5		23/12/2020
Transport statement		ADC1940-RP-A-v5	23/12/2020
Utilities statement	KET/2020/0907/6		23/12/2020
Proposed Site Plan		161_10D	27/09/2021
Proposed Block Plan		161_12B	27/09/2021
Proposed Road Network Plan		161_13B	27/09/2021
Proposed Public Open Space Plan		161_14B	27/09/2021
Proposed Landscaping Plan		161_15B	27/09/2021
Proposed Materials Plan		161_16B	27/09/2021
Proposed Street Elevations		161_17B	27/09/2021
Proposed Site Sections		161_18B	27/09/2021
Proposed Basin		161_19	22/04/2021
Plot 1 Plans and Elevations		161_20A	22/04/2021
Plots 2/3 + 17/18 Plans and Elevations		161_21A	27/09/2021
Plots 14 + 15 Plans and Elevations		161_22A	22/04/2021
Plots 5/6 + 10/11 Plans and Elevations		161_23B	27/09/2021

Plots 7/8 +9 Plans and Elevations		161_24A	27/09/2021
Plot 12 Plans and Elevations		161_25A	22/04/2021
Plot 4 Plans and Elevations		161_26B	27/09/2021
Plot 13 Plans and Elevations		161_28	22/04/2021
Plot 16 Plans and Elevations		161_27A	27/09/2021
Plot 11 Garage		161-29	27/09/2021
FRA and Drainage Strategy Rev. E			27/09/2021
Arboricultural Impact Assessment			22/04/2021
Letter to Highways – ADC Infrastructure Ltd			27/09/2021
Covering letter			27/09/2021



Title: Harborborough Road, Stoke Albany

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