

North Northamptonshire Strategic Planning Committee 7th March 2022

Application Reference	NW/21/00866/REM
Case Officer	Mr Duncan Law
Location	Land Area 12B Residential Stanton Cross Irthlingborough Road North Wellingborough Northamptonshire
Development	Reserved matters application for the siting, scale, layout and appearance of 81 units together with garaging and associated infrastructure pursuant to planning permission ref: WP/15/00605/VAR.
Applicant	Mr James Griffiths
Agent	-
Ward	Finedon Ward
Overall Expiry Date	4 January 2022
Agreed Extension of Time	18 March 2022

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation as written objections have been received from more than three neighbouring households and it relates to an application within a Garden Community as per the Strategic Planning Committee Terms of Reference:

To exercise the Council's functions relating to town and country planning and development management in relation to applications for large scale major development including:

- (a) Any matter relating to the North Northamptonshire Garden Communities and Villages developments

1. Recommendation

- 1.1 Reserved Matters Consent for siting, scale, layout and appearance be approved subject to conditions set in section 11.

2. The Proposal

- 2.1 The application seeks approval of Reserved Matters for the for the siting, scale, layout and appearance of 81 units together with garaging and associated infrastructure pursuant to planning permission reference: WP/15/00605/VAR.
- 2.2 In addition, further reserved matters have been submitted including vehicular parking, hard and soft landscaping, external amenity space and ancillary works pursuant to condition 2 of planning permission reference WP/15/00605/VAR which states:

Applications for details of the following matters (hereby referred to as the reserved matters) shall be submitted to and approved in writing by the local planning authority before the commencement of development in each sub-area:

- a) the siting, design and external appearance of buildings;*
- b) vehicle, cycle and foot access routes and parking;*
- c) landscaping including boundary treatments and details of street furniture and lighting;*
- d) layout and design of public open space;*
- e) layout, design and specification of drainage infrastructure the development shall thereafter be implemented in accordance with the approved details.*

- 2.3 This Application site is located within the Neighbourhood Centre and South Slopes Design Brief for the area of the Stanton Cross.
- 2.3 As required through the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority has endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework. Consequently, amended plans and supporting information has been submitted during the application process to deal with consultee concerns relating to design, security, ecology and landscaping.

3. Site Description

- 3.1 The Stanton Cross development is located to the east of the growth town of Wellingborough, gained outline planning permission in 2008 for a 'Mixed use development including 87 hectares of residential development; B1, B2 and B8 development, new public transport links (buses), new and enhanced walking and

cycling routes and facilities, Country Park, Neighbourhood Centre, 2 Secondary local centres, construction of access roads, bridges and highway structures, footways, footpaths, bridleways; and associated works and facilities. (under reference WP/2004/0600). A further application was approved in 2017 which amended the master plan (reference WP/15/00605/VAR) and included the approved scheme of an additional 550 houses. Substantial development has been made on the Stanton Cross sustainable urban extension with specific progress made within the locality of the application site.

- 3.2 Parcel 12b is a rectangular shaped parcel of pasture land located in the Neighbourhood Centre and South Slopes Area and is sited in a visually prominent location on the main ridge line at the arrival point and connection of the main access and movement routes, key desire lines and vistas. This area is the physical and communal focus for Stanton Cross and comprises of several development parcels specifically 11, 12, 13, 36, 17a and 40.
- 3.3 The surrounding land use parcels to the site comprise the residential parcels of 15, 16 and 17a to the south (currently under consideration under reserved matters application reference WP/20/00841/REM) to the south, east and west. Parcel 36 contains a permitted primary school currently under construction and due to open in September 2022. Parcel 12a includes the Neighbourhood centre site and Route 10 to the north (roadway).
- 3.4 The following documents were submitted in support of the application;

Location Plan
Planning Layout
Car Parking Strategy
Refuse Strategy
Boundary Treatments
Compliance Statement
Private and affordable House Types details
Garages Pergola Freestanding Cycle Store Details
Car Port Details
Car Port Details
Street Scene AA/along Irthlingborough Road
Landscape Masterplan
Drainage and Levels Strategy
Earthworks Strategy
Surface water sewer connections SW Network
Foul water sewer connections FW Network
Ground report BRD3897-OR1-A Parcel 12B, Stanton Cross
Noise Mitigation Plan

3.5 **Environmental Impact Assessment (EIA)**

As the original outline planning application and variation of condition applications were EIA development, this application is regarded as a subsequent EIA application. Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 subsequent EIA applications include reserved matters applications and applications requiring approval before development can

commence for example approval of conditions. As part of the requirements therefore, the process of screening must be carried out.

It is considered that the proposed development as described by the applicant is a subsequent EIA application but that the original EIA submitted with the outline planning permission (reference WP/2004/0600/O) and update environmental statement submitted with the variation of condition planning permission (reference WP/15/00605/VAR) adequately addresses the environmental effects of the proposal. Therefore, in accordance with Regulation 9 (2) of the EIA 2017 Regulations, where the environmental information already before a local planning authority is considered to be adequate to assess the environmental effects of a development then that information shall be taken into consideration in the determination of a subsequent application.

As such the original Environmental Statement and update information has been taken into account and it is considered that no further information is required in this instance to assess the environmental effects of the development

4. Relevant Planning History

WP/15/00481/OUT	Approved with conditions Outline application with all matters reserved for the development of 550 dwellings (Use Class C3) in addition to 231 committed dwellings under planning permission ref: WP/2004/0600/O, extension of committed primary school to 3 Form Entry, relocation of committed burial ground, plus formal and informal public open space including sports and children's play areas and associated infrastructure including highways, landscaping and sustainable urban drainage system	06.02.2017
WP/15/00605/VAR	Approved with conditions	06.02.2017

Section 73 application for the variation/removal of conditions 5 (reserved matters link to masterplan), 7 (development in accordance with stated plans), 8 (development in accordance with ES), 9 (max development parameters), 10 (phasing), 15 (highways works and phasing), 16 (travel plan phasing), 25, 26, 28, 31, 32 and 34 (ecology mitigation), 27 (compensation areas), 35 (structure landscape strategy), 38 (landscape mitigation), 42 and 44 (noise mitigation), 45 (kennels) and 49 (construction management plan) of planning permission ref: WP/2004/0600 - Mixed use development including 87ha of residential development; B1, B2 and B8 development, new public transport links (buses), new and enhanced walking and cycling routes and facilities, Country Park, Neighbourhood Centre, 2 Secondary local centres, construction of access roads, bridges and highway structures, footways, footpaths, bridleways; and associated works and facilities. AMENDED DOCUMENT

WP/19/00468/AMD

Approved with conditions
Non-material amendment to make an amendment to the time condition on the Section 73 Outline Planning Permission (ref: WP/15/00605/VAR) to reflect the terms of the original 2008 Outline Planning Permission (WP/2004/0600/O) to provide a programme for the submission and approval of the reserved matters for the remaining phases of the development within a 15 year limitation period and until January 2023. Condition 1 should state:

06.09.2019

"The development to which this permission relates shall be commenced within a period of 15 years from the date of the original outline planning permission (WP/2004/0600/O). The applications for approval of the reserved matters shall be made to the planning authority before the expiry of 6 years beginning with the date of this planning permission and development must be begun not later than the expiration of two years from the approval of the final reserved matters."

WP/19/00469/AMD

Approved with conditions

06.09.2019

Non-material amendment to make an amendment to the time condition on outline permission (ref: WP/15/00481/OUT) to reflect the terms of the overarching 2008 Outline Planning Permission (WP/2004/0600/O) to provide a programme for the submission and approval of the reserved matters for the remaining phases of the development within a 15 year limitation period and until January 2023. Condition 1 should state:

"The development to which this permission relates shall be commenced within a period of 15 years from the date of the original outline planning permission (WP/2004/0600/O). The applications for approval of the reserved matters shall be made to the planning authority before the expiry of 6 years beginning with the date of this planning permission and development must be begun not later than the expiration of two years from the approval of the final reserved matters."

NW/21/00349/REM	Approved with conditions Application for approval of reserved matters in relation to the provision of public realm at Parcels 12A and 36 of the wider Stanton Cross development, pursuant to condition 2 of planning approval ref: WP/15/00605/VAR	10.06.2021
WP/20/00032/CND	Part discharged Details submitted pursuant to conditions 3 and 4 (Neighbourhood Centre and South Slopes Design Brief) (partial discharge) of planning permission ref: WP/15/00605/VAR relating to parcels 11, 12a, 12b, 13, 17a, 36 and 40.	28.04.2020
WP/2004/0600	Approved subject to S106 Legal Agreement Mixed use development including 87ha of residential development; B1, B2 and B8 development, new public transport links (buses), new and enhanced walking and cycling routes and facilities, Country Park, Neighbourhood Centre, 2 Secondary local centres, construction of access roads, bridges and highway structures, footways, footpaths, bridleways; and associated works and facilities.	28.01.2008

5. Consultation Responses

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

5.1 **Wellingborough Town Council** - no objection.

5.2 **Ward councillors** – no comments received.

5.3 **Neighbours/Responses to Publicity**

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

- car parking
- traffic
- privacy
- site shown as reserved for retail and a doctor surgery.

5.4 **Local Highway Authority (LHA)** - no objection.

The Local Highway Authority does not intend to raise an objection to the application on highway safety or capacity grounds.

5.5 **North Northamptonshire Council Housing Strategy Enabling Officer** - no objection.

In respect of the affordable housing provision it is noted that there are 4 units to be provided as per the agreed S106 comprising of 1 x 3 bed 5 person house; 2 x 2 bed 4 person apartments and 1 x 2 bed 2 person apartment covering Plots 25 to 28 inclusive. The provision of housing suggested is acceptable, however concerned about the compliance of some units with NDSS space standards as required by the adopted Joint Core Strategy, policy 30 (b) for North Northamptonshire, for some of the plots:

Plot 25 – does appear to comply with the NDSS standards for a 1 bed 2-person Apartment

Plots 26/27 – these do not appear to comply with the NDSS standards at only 61.04 square metres – for a 2 bed 4 person apartment they should be a minimum of 70 square metres, therefore these would be viewed as 2 bed 3 person properties when allocated to applicants from the local housing register.

Plot 28 – this also does not appear to comply with the NDSS standards at only 85.5 square metres – for a 3 bed 5 person house it should be a minimum of 93 square metres, therefore this would be viewed as a 3 bed 4 person property when allocated to an applicant from the local housing register. Thus, whilst the properties are acceptable, it is disappointing that they do not comply with NDSS standards for plots 26, 27 & 28 for the described number of occupants shown on the application.

In all other aspects of the application Housing Strategy has no further comment to make.

Officer note - amended plans were received that demonstrated that the 2 Bed Apartments now accommodates 3 bed spaces so that they now comply with the NDSS Gross Internal Area requirement. Similarly, the 3 Bed affordable House has

been amended to a 4-person house and therefore meets the necessary NDSS standards. The affordable units are therefore now wholly NDSS compliant.

5.6 **North Northamptonshire Council Landscape Officer** - no objection.

5.7 **North Northamptonshire Council Environment Protection Officer - contaminated land** – no objection.

Comments received at pre-application stage - No comments or objections to make on this application for land contamination subject to unexpected contamination condition.

5.8 **North Northamptonshire Council Environment Health** (noise and air quality) – no comments received.

5.9 **North Northamptonshire Council Archaeological Advisor** – no objection.

Comments received at pre-application stage - The area has been quarried and no survival of archaeological remains is anticipated.

5.10 **North Northamptonshire Council Strategic Planning, Design and Delivery service (Urban Design)** – no objections.

The NNC Strategic planning, design + Delivery team provide advice to North Northamptonshire Council planning authorities on urban design and landscape issues relating to strategic developments and Garden Communities. The application has been reviewed in the context of the:

- National Planning Policy Framework (NPPF, 2019)
- National Design Guide (2019)
- North Northamptonshire Joint Core Strategy (JCS 2016), specifically:
 - Policy 3 (Landscape Character)
 - Policy 8 (Place-shaping Principles)
 - Policy 19 (The delivery of green infrastructure)
- Building for a Healthy Life (BHL) 2020
- The Stanton Cross Development Brief

The NNC Strategic planning, design and Delivery team have undertaken a number of formal and informal meetings relating to this proposal, and the applicant has been given advice throughout the design process. Formally commented in May 2021 and are pleased to see that the Design Team have taken on board our recommendations to a large extent

Previous versions of this proposal presented issues relating to layout, parking, legibility and creating appropriate active edges to the surrounding routes and spaces. Much has been done to address the general disposition of routes, buildings and landscape. The result is a general block structure that works well in principle, but which still presents issues relating to parking, building typology, and creating an appropriate street scene opposite the Local Centre and School sites. Previous comments relating to this read:

'Issues around the architectural language being employed need to be addressed. The development brief for this part of Stanton Cross envisages contemporary buildings with sufficient scale and presence to compliment the school, the district centre, and the gardens opposite. As such, taller buildings with crisp, unfussy facades and clean lines are appropriate. The current elevations show buildings with a profusion of materials, forms, and articulation along the building envelope. The design appears quite dated and given that this is essentially a 'windfall' site, more could be done to boost quality through the design of the buildings here.'

'The corner apartment buildings in particular are incongruous with the town houses on site, and the lower-level coach-type structures along the same edge exacerbate the issues. A simpler roof form across all buildings would help reduce the fussy appearance; strong front-projecting gables, the removal of dormers and other articulations for roofs, would be supported.'

The design team have tried to resolve the architectural issues, but the results demonstrate that there are issues with the design that mere building appearance cannot overcome. The major issue seems to relate to the building and accommodation typology being proposed. The inclusion of houses, with their parking and garden requirements, constrains the site. As such, other aspects of the scheme fail to create acceptable residential or parking environments.

Recommendations

Whilst the proposal is supported in general terms, we would like to make some recommendations to shape the design going forward:

1. Rethink the residential unit strategy so that the building typology better fits with the location at the centre of Stanton Cross. It is apparent that it is hard to make houses work within this site. Instead, more maisonettes and apartments should be used.
2. Low-level structures such as parking barns along the frontage to the north, opposite the School and Local Centre sites, should be replaced with buildings that make the most of this prominent location.
3. Podium parking and amenity space needs to be revisited, as this would free up a considerable amount of space and increase scope for more appropriate design solutions to be accommodated within the site.
4. Continue to revise the architecture across the site, further simplifying the palette of materials, narrowing the range of forms present on site, and using any roof articulation to strengthen the presence of buildings opposite the school and district centre.

Officer note – Amended plans received that provided stacked maisonettes above the parking structures to the units fronting the Irthlingborough Road to address concerns regarding the lower inactive frontage originally provided by the carports to provide roof articulation and simplified pallet of materials including additional red brick. No further comments received.

5.11 Northamptonshire Police Crime Prevention Design Advisor – no objection.

Final comments received following amended plans Northamptonshire Police has no formal objection or comment to the application in its current form.

Initially Northamptonshire Police had the following comments, which if implemented will reduce the likelihood of crime, disorder and anti-social behaviour occurring. This is in the interest of the security and quality life of future occupants of the development in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

1. 2BR4P apartment blocks have the bin store located under bedroom windows— The bin store could also be moved away from the building or a 60 minute fire resistance brick built bin store (roof would also need to be solid and 60 minute fire resistance) with the doors on the front (not the side) would be considered as acceptable (please note this would be checked at building regulation once all of the details have been supplied). From a designing out crime perspective it would be preferable for the roof to be sloping and not flat, as this could be climbed on to gain access to the windows above or for anti-social behaviour.

Officer response - designed to the 60 minute fire resistance wall and roof and that the roof will be pitched, added a reference to drawing 102D that the three windows are deleted on plots 70,80 and 81 and therefore there are no windows that are above this structure.

2. Parking court 1-5 no surveillance - The lighting of the courts will play an important part in making them feel safe, and therefore used. The garden gate should be treated as the front door and must be lockable from both sides in parking courts. This will allow residents to lock their gate when they are in the parking court. It is always preferable for parking courts to be well overlooked, convenient and feel secure.

3. Plots 18-19 no direct access to their parking spaces

Officer response - parking spaces are individually allocated and directly overlooked by the occupier; lighting is conditioned. The access gates will be lockable from both sides.

4. The boundary treatment is showing knee rail fence with hedging. Hedging will often encroach into the walkway narrowing it making them feel more alleyway like, reducing surveillance and increasing the likelihood for anti-social behaviour. Due to the lack of surveillance over this walkway it would be preferable for this to have a continuation of the 1.2m high railings.

Officer response - updated boundary treatments drawing and replaced the knee rail fence with 1.2-metre-high railings.

5. Under the existing landscaping condition planting will be directly against the walls to provide defence in accordance with the requirements

Officer response – noted.

6. The Flat Over Garages (FOGs) proposes have no windows on the rear elevation overlooking the car park and the flats (plots 76-78) do not have active rooms overlooking the car park. They have bedrooms. If these buildings are to remain, would suggest some windows in the rear elevation to provide surveillance from an active living space.

Officer response - Hanbury FOGs has now been updated to show rear windows in the rear elevation with 3 windows (kitchen bathroom and living room) now overlooking the rear parking area.

5.12 Natural England - no objection.

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites Upper Nene valley Gravel Pits Special Site of Scientific Interest, (SSSI) Upper Nene Valley Gravel Pits Special Protection Area, (SPA) and Ramsar Site and has no objection.

5.13 Environment Agency - no objection.

This application appears to be for the reserved matters requirements of conditions 2 and 5 of variation to condition planning permission reference WP/15/00605/VAR only. In so far as it relates to the risk posed to controlled waters, we have no comments on the discharge of these conditions. A Geo-Environmental Site Investigation Report has been submitted in support of this application. However, it is our understanding that this is not required for the discharge of conditions 2 and 5. We would be happy to review this report at the time of a separate application specific to the discharge of condition 21 of variation to condition planning permission reference WP/15/00605/VAR.

5.14 Lead Local Flood Authority – no comments received. Not required as not discharging surface water drainage conditions as part of this application.

5.15 Anglian Water - no objection received at pre-application stage.

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

The foul drainage from this development is in the catchment of Broadholme Water Recycling Centre, which currently does not have capacity to treat the flows from the development site. However, Anglian Water is obligated to accept the foul flows from developments with planning permission and we will work with the developer

and the Environment Agency. Funding for any WRC infrastructure upgrades or change in permit is funded and delivered by Anglian Water, not the developer.

Anglian Water expects surface water from the proposed development site to be disposed of using sustainable drainage systems and/or soakaways. Connection to main sewers would only be considered acceptable when evidence is provided, as part of the planning application, to show that the surface water hierarchy has been followed. This evidence should include trial pit logs from infiltration tests and investigations in respect of discharging to a watercourse. In order for Anglian Water to assess a proposal to dispose surface water into the public network the manhole connection point and the proposed discharge rate would need to be stipulated.

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

5.16 North Northamptonshire Council Principal Project Officer (Ecology) – no objection.

Comment - The close board fence with trellis and the larch lap fence in the Boundary Treatment Details (drawing. 18908/117) should include hedgehog holes to allow hedgehogs to forage among the gardens.

Officer note – amended plans received included hedgehog holes.

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)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

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

Policy 1 (Presumption in Favour of Sustainable Development)
Policy 2 (Historic Environment)
Policy 3 (Landscape Character)
Policy 4 (Biodiversity and Geodiversity)
Policy 6 (Development on Brownfield Land and Land Affected by Contamination)
Policy 8 (North Northamptonshire Place Shaping Principles)
Policy 9 (Sustainable Buildings)
Policy 28 (Housing Requirements)

Policy 29 (Distribution of New Homes)
Policy 30 (Housing Mix and Tenure).

6.3 **Local Plan – Plan for the Borough of Wellingborough (PBW)**

Policy GI4 (Enhancement and Provision of Open Space)
Policy GI5 (Enhancement and Provision of Sport and Recreation Facilities)
Policy H3 (Housing Needs of Older People)
Policy H5 (Self-Build and Custom Housebuilding)
Policy Site 1 (Wellingborough East).

6.4 **Neighbourhood Plan** – The application site does not form part of any adopted neighbourhood plan

6.5 **Other Relevant Documents**

Sustainable Design
Biodiversity
Planning Out Crime in Northamptonshire
Northamptonshire Parking Standards (September 2016)

7. **Evaluation**

The key issues for consideration are:

- principle of development;
- design, layout and the effect on the character and appearance of the surrounding area;
- effect on landscape visual amenity;
- sustainability
- effect on archaeology;
- effect on flood risk and surface water drainage;
- effect on foul sewage;
- effect on noise:
- noise on air quality;
- effect on biodiversity;
- effect on SPA - Upper Nene Valley Gravel Pits;
- compliance with national space standard, national accessibility standards and affordable housing;
- effect/impact on the living conditions of the neighbouring occupiers and the future occupiers of the development;
- effect/impact on highway safety in relation to the proposed access arrangement and parking provision;
- contamination;
- crime and disorder;
- conditions

7.1 **Principle of Development**

7.1.1 The principle of development on this site was established within the granting of outline planning permission WP/2004/0600 which was approved on 28th January

2008, and subsequently varied through reference WP/15/00605/VAR. Where outline planning permission has been granted (as set out above) in order to proceed with development, details known as Reserved Matters need to be submitted to the local planning authority for approval. Given that outline permission has been granted, this assessment must relate solely to the consideration of the matters applied for. It cannot reconsider matters of principle or off-site effects and impacts of the development such as infrastructure or highway capacity. This application seeks approval of reserved matters for the construction of 81 dwellings on a parcel of land situated within the area allocated for development as part of the Wellingborough East SUE (WEAST) made pursuant to the variation of outline planning permission reference WP/15/00605/VAR. The residential development with the benefit of outline approval is located within the Stanton Cross Sustainable Urban Extension (SUE) on the edge of Wellingborough allocated in policy Site 1 of the Plan for the Borough of Wellingborough (PBW) for a total of 3650 dwellings. The SUEs are described as the key building blocks for growth in North Northamptonshire during and beyond the plan period to 2031. These large mixed-use developments are an opportunity to create well planned and managed new neighbourhoods that integrate physically and socially with the existing towns. The overall objectives for the SUEs are that they must be:

Sustainable and provide communities which are active, inclusive, safe, well run, environmentally sensitive, well designed and built, well connected, thriving, well served and fair for everyone.

- 7.1.2 The site known as Parcel 12b is included within the approved SUE masterplan as forming part of the Neighbourhood Centre located centrally within the SUE. Policy Site 1 of PBW relates specifically to the Wellingborough East SUE. It states that proposals should accord with 13 development principles (A-M). This application relating to parcel 12b for the delivery of 81 dwellings should therefore provide for a mixture of housing types, sizes and tenures and be a comprehensively planned and developed site which makes balanced contributions to the infrastructural requirements of the scheme as a whole. Criteria K of policy Site 1 states the Neighbourhood Centre will be:

‘A principle neighbourhood centre to be the focus of the new community at the point where the new east-west link and north-south avenues cross. It should provide a high-quality public space with a mix of community, commercial and residential uses’.

- 7.1.3 As an integral part of the SUE allocation, the scheme should have full regard to the criteria in Policy Site 1 of the PBW that covers the whole WEAST SUE. The criteria within this policy that are relevant to this scheme are listed below:

(A) Policy Site 1 seeks to ensure that the SUE results in a comprehensively planned and developed site where various individual developments make proportionate contributions towards infrastructure.

(B) Development proposals should ensure that the SUE is successfully integrated with the wider urban area and that proposals are compatible with existing uses.

(C) Provides a mixture of housing types, size and tenures including specialist housing to meet the needs of older people, accessible housing, starter homes and self-build.

(F) Safe and convenient access provided for all modes of transport between all parts of the site, the existing town and the wider transport network.

(G) Contribute to a multi-functional green space network.

(L) Provide a net gain in biodiversity.

(M) No harmful impacts on the living conditions of both existing and proposed residential occupiers.

7.1.4 Condition 3 of the outline planning permission reference WP/15/00605/VAR requires a design code and/or design brief for that sub-area to be submitted and approved in writing by the local planning authority. Pursuant to this, application reference WP/20/00032/CND approved the Amended Neighbourhood Centre and South Slopes Design Brief Revision C on 28 April 2020. It lies within the area covered under the approved Neighbourhood Centre and South Slopes Areas Design Brief which is described as at the 'heart of the wider Stanton Cross scheme. It is located on the main ridge line at the arrival point and connection of the main access (and public transport) routes, key desire lines and vistas'. The outline planning permission reference WP/15/00605/VAR and associated s106 agreement requires the delivery of a 2 form entry primary school and children's centre (reference WP/20/00732/REM is under construction for opening September 2022) a community centre, health facilities a supermarket, convenience retail units and food and drink units to be set around an "urban square" with public transport links and car and cycle parking.

7.1.5 It is noted that whereas the approved masterplan had a mixed use Neighbourhood Centre to the north and south of Irthlingborough Road located over parcels 12 a and b, the Placemaking Framework Plan that was accepted by the council in approving the Neighbourhood Centre and South Slopes Areas Design Brief describes that 'all of these elements are accommodated in a smaller area to the north of Irthlingborough Road (Parcel 12a). This arrangement creates a focussed concentration of the uses, that are not severed by the busy road, and therefore, will help to ensure the Centre's vitality and vibrancy'.

7.1.6 Figure 10 of the approved Design Brief illustrates how the quantum of uses required to accord with the outline planning permission reference WP/15/00605/VAR and associated s106 agreement can be accommodated within Parcel 12a of the Neighbourhood Centre within the parameters established by the Placemaking Framework Plan. It includes:

Supermarket (A1): 1000m² floor area

Retail units (A1): 1000m²; with Offices (B1) above: 1850m² to a total of 3 storeys. Alternatively, residential accommodation could be provided above the retail units.

Food & Drink pub (A3): 500m².

Two form entry Primary School & Children's Centre (Approved WP/20/00732/REM)

Community Centre and potentially health provision.

Central parking provision and bus stop and cycle facilities.

Civic space including a plaza, planting and landscape features (approved under application NW/21/00349/REM).

Higher density blocks of residential development north of the retail units.

- 7.1.7 Condition 5 of outline planning permission reference WP/15/00605/VAR requires reserved matters to accord with the Neighbourhood Centre and South Slopes Areas Design Brief. This has been demonstrated through the submission of a Compliance statement.
- 7.1.8 The proposal would contribute to the delivery of the SUE and to the meeting of the borough's housing targets set out in policies 28 and 29 of the JCS. The development of this site for residential development would on balance be supported in accordance with the Neighbourhood Centre and South Slopes Design Brief in addition to the criteria in policy Site 1 of the PBW to ensure:
- 'That it contributes to a comprehensively planned and developed site with individual developments making proportionate contributions to infrastructure. That it includes a mixture of housing types, size and tenures including specialist housing'.
- 7.1.9 In addition to the specific NPPF requirements set out above, paragraph 132 states that 'applicants will be expected to work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably'. The applicant entered into lengthy pre-application discussions with North Northants Council officers, the Local Highway Authority and the council's urban design consultant. This process allowed the development of the proposal to be informed through the assessment of massing, materials and entrances that has resulted in the submitted design. As a result, there were no objections to the proposal received through statutory consultees.
- 7.1.10 The reserved matters proposals for 81 residential units are on balance, in accordance with the governing outline planning permission, approved Design Brief and acceptable in principle subject to other material planning considerations as covered in this report.

7.2 Design, layout and the effect on the character and appearance of the surrounding area;

- 7.2.1 Policy 8 (d) (i) and (ii) of the JCS seek high quality design and appropriate density that relates well to the surrounding area, with a high level of residential amenity and design out opportunities for crime. In addition, section 12 of the NPPF and paragraph 130 (a) – (f) provides guidance in respect of design considerations for development. Policy 8 (e) (iv) of the JCS also suggests that development should be feel safe, active and overlooked to adhere to the secured by design principles to try and design out crime and anti-social behaviour.
- 7.2.2 For this site it will be important to show how the site connects and responds to the proposed surrounding development and the approved Neighbourhood Centre and

South Slopes Design Brief Revision C (reference WP/20/00032/CND). Condition 5 of outline planning permission reference WP/15/00605/VAR requires reserved matters to accord with the Design Brief.

- 7.2.3 The approved Design Brief outlines the requirements for residential use within the Neighbourhood Centre and South Slopes Areas including a higher density and an elevated standard of design.

Character and layout.

- 7.2.4 The masterplan within the approved Design Brief document identifies development within the Neighbourhood Centre and South Slopes Areas comprising of four primary edge typologies: (Avenue Edge, Secondary Street Edge, Green Corridor Edge and Green Fringe Edge). Each of these typologies relates to a key movement route and/or relationship with open space whilst reflecting local development characteristics and establishing design principles for each of the typologies with different densities, heights and land uses and where the location of each is expected. The only typology relevant to parcel 12b is Avenue Edge along the northern and western boundaries.
- 7.2.5 The submitted layout has been amended through the application process and is considered to be in general accordance with the Design Brief in regard to the key frontages within the parcels which is essential in establishing the design quality and place making characteristics of the wider development. In addition, the street hierarchy as shown on submitted layout plans sets out the primary pedestrian, cycle and vehicular movement through the parcels. The emphasis on walking is reflected in landscaped pedestrian paths allowing sustainable access to the surrounding green spaces, primary school and local centre. The types of street proposed in this parcel have been informed by the Design Brief and designed using the relevant guidance such as NCC's 'Standard Highway Layout Specification' document, November 2016. The net density for the residential development in this parcel is approximately 45-50 dwellings per hectare, 81 units on the net developable area of approximately 1.69 hectares equates to a density of 48 dwellings per hectare as required.
- 7.2.6 The Avenue Edge typology provides a formal development frontage which is the principal north-south, east-west movement corridors and link for the key community focal points in Stanton Cross. These are to be of a formal character and arrangement with consistent straight building line and ridgelines, with proposed building heights in accordance with the brief being between 2 and 3 storeys and incorporating vertical railings to provide a unified boundary treatment. The frontage to Irthlingborough Road is the required rhythmic approach to layout and use of house types, emphasising a consistent architectural character and rhythmically gable form and of a relatively uniform storey height. Careful attention has been paid to the ratio between solid and void and to the varying proportion which such an approach requires. Key corners are marked by units that 'turn the corner' to assist with the identification and legibility of important road junctions.
- 7.2.7 The Irthlingborough Road Street-scene submitted in support of the application demonstrates that buildings are articulated both vertically and horizontally, utilising

a muted materials palette of predominately red brick. The roofscape has a varied design of ridge levels and roof profiles vary representing the indicative elevations in the Design Brief showing rhythm and continuity of built form complementing the planting of regularly spaced street trees.

Scale

- 7.2.8 The scale of the 2/3 storey buildings proposed are commensurate with the adopted Design Brief and the wider Stanton Cross Masterplan approved under the outline planning permission, it is therefore considered that the proposal will have a positive impact on the character of the area

Design

- 7.2.9 The proposals adopt a traditional approach to architectural treatment which is consistent with adjoining residential development on parcels 15 and 16 to the west and south and follows the street hierarchy as required by the adopted Design Brief providing a suitable and appropriate layout and design for the parcel. The general palette of materials and boundary treatment as noted in the submitted materials schedule is considered acceptable for the parcel. The movement network for vehicles, pedestrians and cyclists allows ease of movement. Changes in hard surface treatment will aid legibility further as per the submitted plans. The proposed Affordable Housing units are tenure blind in terms of design to be indistinguishable to market units.

- 7.2.10 The detailed design and layout of the scheme is in broad compliance with the Design Code agreed following the grant of outline permission. It displays considerable merit as a sensitive way of facilitating an extension of urban forms into what is currently an open field but on a site that is at the same time close to the surrounding residential parcels. The scheme achieves this both having regard to the proposed built form and materials as well as its treatment of boundaries, especially in relation to Irthlingborough Road to the north. Therefore, the proposed development is of an acceptable quality in terms of layout and design. The applicant has adequately addressed the location of character areas when compared to the approved Neighbourhood Centre and South Slopes Areas Design Brief. There is an accepted approach in terms of appearance, when compared to the other approved development on the surrounding parcels. The development is consistent with the Design Brief in terms of scale and as a result the proposed scheme is in scale with other buildings in the immediate vicinity in terms of their height and massing. It therefore complies with JCS policy 8 (d) (i) and (ii).

7.3 Landscape visual amenity;

- 7.3.1 Policy 3 (a), (b) and (e) of the JCS states that development should be located and designed in a way that is sensitive to its landscape setting retaining and where possible enhancing the distinctive qualities of the landscape character area which it would affect. Policy site 1 (G) of PBW requires development to contribute to a multi-functional green space network.. Due to the high audience of the site from the existing Irthlingborough Road proposed Route 10, Parcel 12B needs to present a high-quality landscaped frontage to provide a strong visual relationship

to the wider area. The adopted Neighbourhood Centre and South Slopes Design Brief Revision C requires:

“Development to ‘wrap’ private car parking and service areas where possible. Where this cannot be achieved soft landscaping should be used to minimise visibility and ‘soften’ the impact of vehicles and service yards on the street scene.”

7.3.2 The layout and provision of landscaped pedestrian corridors will allow all residents to access surrounding formal and informal open spaces such as The Town and Country Park that provide 'a multifaceted landscape and ecological resource and a new strategic public open space providing new passive and active recreation space' in addition to the formal recreation land proposed in parcel 41 consistent with the Design Brief. The Landscape Concept Masterplan submitted in support of the application demonstrates how landscaping will assist in defining how the proposal conforms to the Design Brief as below:

‘Along the primary street the landscape works will reflect the suburban street character and provide a welcoming approach. Houses typically face the vehicular route with front gardens, which will be planted with a range of ornamental hedging, shrubs or turfed. A strong line of trees will line the main access route emphasising the prominent character of the street and forming a strong sense of space’.

7.3.3 Residential plot frontages will be landscape dominated with a variety of hedges and planting to define the street, soften the built form and promote wayfinding through setting recognisable character to the street scene through seasonal colour and structure. Small trees and a mix of ornamental/herbaceous planting to the plot frontages will create structure and provide seasonal interest. A number of trees have been incorporated into the private garden area of the scheme in order to break up the built form and roof.'

7.3.4 An indicative landscaping concept plan has been submitted showing where landscaping could be incorporated to residential plot frontages which is considered to integrate and 'soften' the impact of the dwellings, native-species trees and hedgerows assist in informally softening the proposals whilst providing passive solar shading, clear delineation and defensible space between surrounding uses. Full landscaping details are to be secured through a suitably worded condition to secure a net environmental gain through new planting of native species in accordance with JCS policy 3 (a), (b) and (e), policy site 1 (G) of PBW and the adopted Design Brief.

7.4 Sustainability

7.4.1 Policy 9 of the JCS is clear that development should 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 or alternative national standard applying to areas of water stress. To ensure compliance with this policy, a planning condition is recommended.

7.5 Archaeology

7.5.1 JCS policy 2 (d) requires that where proposals would result in the unavoidable and justifiable loss of archaeological remains, provision should be made for recording and the production of a suitable archive and report. Condition 38 of variation to planning permission reference WP/15/00605/VAR states:

‘Development of each sub area or infrastructure element hereby permitted shall not commence until a programme or archaeological work in accordance with a written scheme of investigation (including site based archaeological survey, trial fieldworks to evaluate the archaeological potential of the sub area and any work necessary to preserve remains in situ and or by record), or watching brief, as appropriate, has been submitted to and approved in writing by the local planning authority for that sub area’.

7.5.2 Through consultation, Northamptonshire County Council Archaeologist noted that as the area was previously quarried, it is not anticipated that archaeological remains endure, to be separately considered through the approval of condition 38 of variation to planning permission reference WP/15/00605/VAR. Therefore, no objection was made on the proposals with regards to archaeology which are consequently considered to accord with policy 2 (d) of the JCS.

7.6 Flood risk and surface water drainage

7.6.1 The JCS at policy 5 sets out a raft of sub policies aimed at preventing or reducing flood risk. Surface Water Drainage has been designed to be attenuated in the SUD's features on neighbouring parcels and integrate into the wider strategy in general accordance with the findings of the approved wider Flood Risk Assessment for Stanton Cross as a whole. The proposed drainage strategy for the development disposes of all surface water via infiltration, therefore not increasing the flood risk or impact to the neighbouring areas. The surface water drainage will be managed and disposed of within the site boundary and site-specific proposals area.

7.6.2 The Lead Local Flood Authority (LLFA) were consulted though did not provide a consultation response. However with conditions imposed on the outline planning permission in place to secure an appropriate drainage scheme, the proposal would comply with JCS policy 5 following their approval as the risk of flooding will not be increased on or off site and an adequate drainage system and method of surface water disposal will be secured through approval of condition details. Therefore it is considered that notwithstanding the submitted drainage and levels strategy, as flood risk and drainage is not a reserved matter for consideration, the application can be determined in the knowledge that the surface water drainage condition details will be forthcoming as part of a separate application for approval of details reserved by condition 48 - surface water drainage of variation to planning permission reference WP/15/00605/VAR to ensure that the application complies with JCS policy 5.

7.7 Foul sewage

- 7.7.1 JCS Policy 10 (b) requires new development to minimise increases in the demand for additional/expanded water infrastructure. Whilst policy 10 (c) states that planning permission will only be granted if it can be demonstrated that there will be sufficient infrastructure capacity provided within an agreed timescale to support and meet all the requirements which arise from the proposed development. Policy 10 (d) continues by saying that the council and developers should work with infrastructure providers to identify viable solutions to deliver infrastructure where appropriate by phasing conditions, the use of interim measures and the provision of co-located facilities.
- 7.7.2 Anglian Water responded at the pre-application stage. The foul drainage from this development is in the catchment of Broadholme Water Recycling Centre, which currently does not have capacity to treat the flows from the development site. However, Anglian Water is obligated to accept the foul flows from developments with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the local planning authority grant reserved matters consent. Condition 47 of the outline planning application reference WP/15/00605/VAR requires the submission and approval of detailed foul drainage information Surface Water Disposal
- 7.7.3 The information submitted with the application is therefore considered to be acceptable and the proposal complies with the requirements of policy 10 (b), (c) and (d). of the North Northamptonshire Joint Core Strategy.

7.8 **Noise**

- 7.8.1 To ensure quality of life and safer and healthier communities the JCS policy 8 (e) (ii) states that new development should be prevented from contributing to or being adversely affected by unacceptable levels of noise. Paragraph 185 of the NPPF gives advice on how local planning authorities should prevent new development from being adversely affected by unacceptable levels of noise pollution. The NPPF further advises that decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.
- 7.8.2 As the proposals are for residential use only, it is not anticipated that the dwellings will contribute to unacceptable levels of noise. It is however acknowledged that the residential use on the perimeters of the site are potentially sensitive to neighbouring land uses, particularly the northern and western boundaries that border Irthlingborough Road could be impacted by traffic noise. As with surrounding permitted residential parcels, there is a pre-commencement requirement of condition 40 of variation to planning permission reference WP/15/00605/VAR for the approval of a scheme for noise mitigation measures, in accordance with the Environmental Statement August 2004/2005 and 2015 Environmental Statement supplement to protect occupiers of the proposed dwellings from the access roads. These approved mitigation measures must be implemented in full prior to the first occupation of any building in that sub-area. The protection afforded by the approval of condition 40 is considered to represent

appropriate measures to safeguard the amenity of future residents in terms of noise impacts and quality of life.

7.8.3 Subject to the pre-commencement approval of a scheme for noise mitigation measures, the application is on balance considered to accord with JCS policy 8 (e) (ii) and will avoid noise giving rise to significant adverse impacts on health and the quality of life as required by paragraph 185 (a) of the NPPF.

7.9 **Air quality**

7.9.1 To ensure quality of life and safer and healthier communities the JCS at policy 8 (e) (i) requires development not to have an unacceptable impact on amenities by reason of pollution, whilst 8 (e) (ii) goes further by stating that both new and existing development should be prevented from contributing to or being adversely affected by unacceptable levels of air pollution.

7.9.2 The proposals are not considered to result in any adverse impacts to air quality. Any dis-amenity that may result during the construction phase are to be suitably controlled and mitigated through the approval of a site-specific 'Construction Management plan' as set out under condition 46 of the variation to outline planning permission reference WP/15/00605/VAR.

7.9.3 A key theme of the revised NPPF is that developments should enable future occupiers to make "green" vehicle choices and paragraph 107 (e) "incorporate facilities for charging plug-in and other ultra-low emission vehicles". Policy 15 (c) of the JCS seeks for the design of development to give priority to sustainable means of transport including measures to contribute towards meeting the modal shift targets in the Northamptonshire Transportation Plan. There is no stipulation within the outline/variation permission or the Section 106 Agreement for the provision of electric charging points for vehicles. However, the applicant has provided selected garages throughout the site with a 'two gang metal clad RDC socket outlet' to allow electric vehicle charging. It is also advised via an informative that any gas fired boilers meet a minimum standard of 40 mgNO_x/Kwh.

7.9.4 There are not considered to be any other issues arising from this development from an air quality perspective and given the sites' proximity to the Town and Country Park it is considered that this site is an ideal location for health, wellbeing and accessibility to open space. The proposal is therefore considered to be in accordance with the requirements of policy 8 (e) (i) & (ii) of the North Northamptonshire Joint Core Strategy

7.10 **Biodiversity**

7.10.1 The recently enacted Environment Act 2021 seeks to promote biodiversity gains as a condition of granting planning permission. The provisions of the Act are not applicable in this case as planning permission for this development has already been granted and section 98, which makes provision for biodiversity gain to be a condition of planning permission, is not yet in force. Nonetheless, both local and national planning policy seek to promote biodiversity and the applicant is obliged to identify a net gain.

7.10.2 Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity." The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. This is a view supported by JCS policy 4 - biodiversity and geodiversity that sets out policy requirements for the protection and where possible, a net gain in biodiversity. Policy site 1 (L) of PBW requires developments to provide a net gain in biodiversity.

7.10.3 The Ecologist at North Northants Council was consulted on this application and had no concerns or comments to make on this proposal subject to the provision of hedgehog holes in the boundary treatments. No conditions have been requested by the Ecologist for this proposal and as proposed landscaping will provide a net gain in biodiversity it is considered that the application accords with biodiversity requirements as set out within Policy 4 of the North Northamptonshire Joint Core Strategy and policy site 1 (L) of PBW.

7.11 Upper Nene Valley Special Protection Area

7.11.1 The Upper Nene Valley Gravel Pits Special Protection Area (SPA)/Ramsar Site is legally protected by the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations). Policy 4 of the JCS on biodiversity and geodiversity states that developments likely to have an adverse effect either alone or in combination on the Upper Nene Valley Gravel Pits SPA must satisfy the requirements of the Habitat Regulations and avoid or mitigate any impacts identified. The Upper Nene Valley Gravel Pits Supplementary Planning Document (SPD) has been produced to help local planning authorities, developers and others ensure that development has no adverse effect on the SPA, in accordance with the legal requirements of the Habitat Regulations. The SPD has been developed with Natural England and the RSPB. A mitigation strategy adopted as an addendum to the SPA SPD provides further guidance for development within 3km of the SPA.

Since these policies were adopted there has been a ruling made by the Courts of Justice of the European Union (CJEU) on the interpretation of the Habitats Directive in the case of People Over Wind and Sweetman vs Coillte Teoranta (ref: C 323/17). This requires development relying on mitigation in relation to the Habitat Regulations to no longer be considered at the screening stage but taken forward and considered at the appropriate assessment stage to inform a decision as whether no adverse effect on site integrity can be ascertained. The council, before making a decision, must therefore ensure that Reserved Matters applications for new development comply with the Habitats Regulations.

7.11.2 The Site comes within 0.65 km of the European designated site Upper Nene Valley Gravel Pits SSSI, SPA, Ramsar. The golden plover (*Pluvialis apricaria*) is a qualifying feature for the designated site and will feed on the surrounding agricultural habitat, the dominant habitat on the Site. There is potential that the

development of the Site may result in a significant effect on this species, either alone or in combination with other development sites. As a consequence, a Habitat Regulations Assessment (HRA) screening assessment was undertaken to assess the likelihood of the proposed new residential development resulting in a significant effect on the qualifying features of the Upper Nene Valley.

7.11.3 The effects of development on this site were assessed in conjunction with the original Environmental Statement, and the preparation and implementation of a Habitat Management and Access Plan was secured by conditions attached to the outline planning permission. In their response to this application, Natural England stated that they had no objection to the proposed development. However, as part of the discussions with Natural England in relation to the Section 73 variation to outline planning permission reference WP/15/00605/VAR the applicants have agreed to a condition that will require the implementation of the Habitat Management and Access Plan prior to the occupation of the 500th dwelling or the start of construction of routes 2 or 7 (current occupation 381).

This management plan is of critical importance to ensuring that the Upper Nene Valley Gravel Pits SSSI and SPA are protected and maintained in favourable condition through the construction of Routes 2 and 7 as well as the wider Stanton Cross development. As well as specifying long term management for the SSSI within the application area the management plan includes details of landscape design for the flood storage and ecological compensation areas and an access management strategy for the SSSI.

The Habitats Regulations include a stringent assessment process (Habitats Regulations Assessment (HRA)) which competent authorities must follow when considering plans or projects that could have significant effects on European Sites. As a competent authority the proposal's impact has been assessed.

7.11.4 With respect to Stanton Cross, Natural England have been consulted at all stages of the process - outline, Section 73, discharge of conditions and reserved matters applications. For these reserved matters (Parcel 12b) Natural England have been consulted and has raised no objections. Furthermore, they have confirmed in writing that this development will not have significant adverse impacts on designated sites:

- *Upper Nene valley Gravel Pits Special Site of Scientific Interest, (SSSI)*
- *Upper Nene Valley Gravel Pits Special Protection Area, (SPA) and Ramsar Site.*

The SUE provides for a 47-hectare Town and Country Park as part of the wider development. This is anticipated to provide recreational greenspace for future residents as an alternative to recreating in the SPA. As set out above, specific conditions are also imposed on the outline/variation to ensure appropriate mitigation and consideration is given to the SPA. Due to the nature of the proposed development and its location the main potential significant effect is restricted to loss of supporting habitat (i.e. Functionally Linked Land (FLL)).

7.11.5 This Reserved Matters application is in accordance with the parameters set out within the Environmental Impact Assessment, it is not anticipated therefore that any additional impacts that have not already been tested will occur. The implementation of the Habitat Management and Access Plan is secured via condition and this will provide suitable mitigation in relation to recreational pressure of the proposed development and the effects of construction of Routes 2 and 7. The overall masterplan also requires the provision of significant areas of open space including the River Ise Town and Country Park and parcel 41. Based on current best available scientific evidence there is no likely significant effect on the birds through loss of supporting habitat. A conclusion of no adverse effect on the integrity on the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar Site can therefore be reached.

7.12 **Compliance with national space standard, national accessibility standards and affordable housing**

7.12.1 Policy 30 (a) (i) of the JCS states that proposals provide a mix of dwelling sizes and tenures and should avoid an over-concentration of a single house type in one part of the site where it would adversely affect the character/infrastructure of the area, and should reflect the need for smaller households (1-3 bedrooms). Policy 30 (a) (ii) of the JCS seeks to ensure there would not be an overconcentration of a single type of housing where this would adversely affect the character or infrastructure of the area. Policy site 1 (C) of PBW seeks development to provide a mixture of housing types , size and tenures to meet the needs of older people accessible housing, starter homes and self-build.

Housing Mix

7.12.2 In order to create sustainable, inclusive and mixed communities, the housing requirements set out in policies 28 and 29 of the JCS should deliver a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Policy 30 (a) (i) and (ii) sets out the overall approach that will be taken in considering the size and tenure of new housing and in encouraging development to meet the needs of particular groups. Policy site 1 (C) of PBW seeks development to provide a mixture of housing types , size and tenures to meet the needs of older people accessible housing, starter homes and self-build. What constitutes an appropriate mix of housing within development proposals will be influenced by both site-specific factors, wider trends, information on households with specific needs at that time, and the strategic objectives in addition to the recommended housing mix set the Strategic Housing Market Assessment..

7.12.3 The proposed mix of units is in a broad compliance with the requirements of the Strategic Housing Market Assessment (SHMA) that identifies that the following breakdown of units is required to meet projected housing requirements 2011-2031:

- 1 bed (58%)
- 2 bed (10%)
- 3 bed (30%)
- Some 4+ bed (2%)

The schedule of accommodation proposes a mix of houses, specifically:

Bedrooms	Quantity	% of total development	% of housing type required (SHMA)	% of housing type required (Housing Register)
1	11	14%	58%	35%
2	22	27%	10%	42%
3	39	48%	30%	17%
4	9	11%	2%	5%
5	0	0%	<i>Included in the above</i>	1%

North Northamptonshire Housing officer have been engaging with the developer through pre-application discussions and subsequently had no objections to the proposed housing mix which is therefore considered to be in accordance with policy 30 (a) (i) & (ii) of the JCS and policy site 1 (C) of PBW.

Nationally Described Space Standards

7.12.4 The JCS at Policy 30 (b) requires the internal floor area of new dwellings to meet the National Space Standards as a minimum. The s106 for the SUE states it is a requirement for 10% of properties to meet Nationally Described Space Standards (NDSS). Notwithstanding this stipulation, the applicant has confirmed that all 4 (100%) affordable units and 50 open market units (65%) proposed for this site meet the NDSS in excess of the legal requirement.

Affordable Housing

7.12.5 Policy 30 (d) sets out that on private sector development of 15 or more (net) or where combined gross floor area of dwellings will 1,500 square metres in the growth towns and market towns the local planning authority will seek the provision of affordable housing in line with targets set out within the JCS. The proposed development of 81 units includes 4 affordable housing units. Although the Joint Core Strategy (JCS) ordinarily requires 20% Affordable Housing for this type of development, the Section 106 agreement for this development allows for a reduced number of affordable housing units - 5% of the overall proposed units. This figure is independently reviewed every 3 years. The 5% Affordable Housing requirement is met cumulatively across all parcels of land. The 4 affordable housing units are designed to be tenure blind and reflective of the wider typologies.

With regards to meeting affordable housing needs the SHMA (2015) identifies that the following tenure should be applied:

- 80% social rent
- 4% affordable rent
- 16% shared ownership

The Section 106 for the wider Stanton Cross however requires the Affordable Housing Provision to deliver 50% Social rent and 50% Shared equity. in terms of Affordable Rent/Shared Ownership. The tenure split is proposed to be 1 x Rental and 3 x Shared Ownership that has been agreed with housing officers.

Older Person's Accommodation

7.12.6 On sites of 50 or more dwellings, 1.4 hectares in size or more policy H3 and policy Site 1 (C) of the PBW requires the provision of specialist housing to meet the needs of older people. It is proposed for potential developments for older people to be delivered in forthcoming parcels on the wider SUE.

Self-Build and custom House building

7.12.7 Policy H5 of the PBW also requires that sites of 50 or more dwellings or 1.4 hectares or more site area, makes available 5% of the plots for self-build or custom build. Policy Site 1 (C) of PBW requires developments to provide a mixture of housing types, size and tenures including self-build. Policy 30 (g) of the JCS supports this requirement in relation to Strategic Urban Extensions; it is therefore expected that 7 market units are made available for self or custom build. This provision will consider any viability assessment accompanied by evidence. NNC housing officer have accepted that a cumulative approach will be taken for self-build units, taking the requirement from other parcels and including them within a single parcel. The S106 agreement for this development stipulates that Self-Build plots must be identified by the 1000th built property.

Accessibility Standards

7.12.8 Policy Site 1 (C) of PBW requires developments to provide a mixture of housing types, size and tenures including accessible housing.

The S106 agreement for this SUE stipulates that any dwellings constructed pursuant to outline planning permission reference WP/15/00481/OUT have the following requirements:

A minimum of 10% of the proposed dwellings must meet Category 2 accessibility standards. Therefore, across this development there should be a total of 8 properties conforming to Category 2. The proposal will provide 11 properties conforming to Category 2.

A minimum of 5% of the proposed affordable dwellings must meet category 3 Wheelchair, 1 dwelling is proposed to be M4(3) Cat. 3.

7.12.9 This wide range of housing types and outline permission compliant provision with regard to adaptable and disabled access homes will ensure the site becomes a 'lifetime homes' estate, providing opportunities both for younger households to upsize as well as for older families to downsize and grow old on the estate The application is therefore considered to be acceptable and accords with the Section

106 legal agreement for Stanton Cross and where applicable complies with Policy 30 of the North Northamptonshire Joint Core Strategy.

7.13 Effect/impact on the living conditions of the neighbouring occupiers and the future occupiers of the development

7.13.1 JCS policy 8 (e) (i) details policy relating to the protection of amenity of neighbouring occupiers. Policy Site 1 (M) of PBW requires developments to provide harmful impacts on living conditions of both existing and proposed residential occupiers. The proposed development generally sits in well with its immediate context. The surrounding nature of development to the south of Irthlingborough Road is predominately residential therefore the introduction of additional residential properties in this sustainable location is not considered to adversely affect neighbouring amenity.

7.13.2 The proposed dwellings have been designed and sited to avoid overlooking or other amenity impacts on surrounding properties. Design revisions sought by officers have been addressed through the submission of amended plans. The proposed buildings will provide active frontages where required and comprise outward facing development. The development would not appear intrusive or result in an unacceptable loss of privacy to neighbouring properties. In addition, views over formal or informal open spaces and the arrangement of the proposed buildings would provide an acceptable level of access to green space on the wider site, outlook and privacy for future occupiers of the development. The wider site benefits from access to the Town and Country Park and its proximity to the recreation proposals for the nearby parcel 41 help to promote the health and wellbeing agenda for future residents of the development

7.13.3 It is considered that the proposal is acceptable with regards to the living environment for future occupants including levels of privacy, daylight and outlook in accordance with JCS policy 8 (e) (i), policy site 1 (M) of PBW and the approved Neighbourhood Centre and South Slopes Areas Design Brief.

7.14 Effect/impact on highway safety in relation to the proposed access arrangement and parking provision

7.14.1 Policy 8 (b) (ii) of the JCS requires the decision maker to have regard to any additional traffic generation a development may cause and the resulting impact on the surrounding road network/parking provision/access. In addition, the Northamptonshire Parking Standards sets out the development related parking standards. Criterion F of Policy Site 1 of the PBW requires safe and convenient access for all modes of transport and reduced reliance on the car with an enhanced cycle network. The applicant has submitted street plans including refuse vehicle tracking to demonstrate that the site can be satisfactorily serviced by refuse trucks and fire engines. The geometry of the internal estate layout avoids straight roads. This feature, alongside traffic calming measures and some shared surface streets, will reduce vehicle speeds and encourage cycling and walking. The submitted street plans show the capacity to plant street trees. In addition to this, selected garages have been provided with access to an electric vehicle (EV) charging point.

Access

7.14.2 The application proposes two entrance points on to the southern boundary for vehicular access to prevent direct vehicular access on main routes as required in the movement hierarchy in the Neighbourhood Centre and South Slopes Areas Design Brief.

Pedestrian Access

7.14.3 It is considered that pedestrian traffic will be well served by the submitted proposals with two landscaped pedestrian access points with footways running north to south providing internal legibility and external connectivity to surrounding destinations including the Town and Country Park, Neighbourhood Centre and Primary School all within 100 metres of the site in accordance with the movement hierarchy stipulated in the Neighbourhood Centre and South Slopes Areas Design Brief. These direct links permit the residents of the Neighbourhood Centre and South Slopes Area to be able to quickly and easily access the town centre through the provision of new and enhanced principal roads to the north, centre and south of the wider scheme masterplan as well as new and enhanced pedestrian and cycle links through the Town and Country Park. A bus stop is conveniently located on the northern boundary of this site.

Parking

7.14.4 Notwithstanding the policy requirement outlined in paragraph 7.14.1 above, the Neighbourhood Centre and South Slopes Area Design Brief identifies the *'high level of accessibility that the future residents of Stanton Cross will benefit from, notably to community services and facilities, employment opportunities, convenient public transport services and active travel opportunities, together with the aspiration to create an appropriate built form, the development in the Neighbourhood Centre and South Slopes Area should seek to deliver the following level of provision as below'* that have been agreed through the adoption of the Design Brief:

- 1 bed units - 1 space
- 2 bed units - 2 spaces
- 3 bed units - 2 spaces
- 4 and 4+ bed units - 3 spaces.

7.14.5 It should be highlighted that as the proposed parking and access arrangements have been through extensive pre-application discussions, the submitted details have been assessed and agreed prior to submission resulting in positive comments from NNC highways engineers to the proposals as confirmed through consultation. Secure cycle parking is provided in rear sheds. It is noted that detail pertaining to a site-specific Construction Environmental Management Plan requires formal approval as a condition of the outline approval. The overall layout, parking, access and accessibility are considered acceptable and compliant with JCS policy 8 (b) (i) and (ii) and policy site 1 (F) of PBW.

7.15 Contamination

7.15.1 The JCS at policy 6 says that local planning authorities will seek to maximise the delivery of development through the re-use of suitable previously developed land within the urban areas. Where development is intended on a site known or suspected of being contaminated a remediation strategy will be required to manage the contamination. The policy goes on to inform that planning permission will be granted where it can be established that the site can safely and viably be developed with no significant impact on either future users of the development or on ground surface and waters. As the outline application sufficiently considered contamination concerns, no objections were raised from NNC environmental protection officer subject to the imposition of the standard precautionary unexpected contamination condition. The proposed development complies with policy 6 of the JCS.

7.16 Crime and disorder

7.16.1 Section 17 of the Crime and Disorder Act 1998 details the need for the council to do all that it reasonably can to prevent, crime and disorder in its area. The JCS at policy 8 (e) (iv) sets out the policy requirement for new development to seek to design out crime and disorder and reduce the fear of crime. The adopted designing out crime supplementary planning guidance gives detailed advice this issue. The revised NPPF at paragraph 130 (f) state that decisions should aim to ensure that developments create safe, inclusive and accessible environments which promote health and wellbeing with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience. The approved Design Brief seeks to adhere to these provisions by designing out crime through a combination of minimum standards of physical security and proven principles of natural surveillance and defensible space.

7.16.2 The Northamptonshire Police Crime Prevention Design Advisor was consulted on matters pertaining to crime and disorder. Comments that raised concerns over the surveillance of car parking areas and bin stores were addressed following lengthy discussions. Window positions have been amended where feasible to exploit opportunities for natural surveillance and removed from elevations adjacent to bin stores to reduce fire risk. As such the scheme is considered in accordance with policy 8 (e) (iv) of the JCS and the Neighbourhood Centre and South Slopes Areas Design Brief.

7.17 Conditions

7.17.1 With regards to conditions, paragraph 56 of the revised NPPF states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification. It is considered that the proposed conditions meet the tests set out in the NPPF.

8. Other Matters

- 8.1 Neighbour comments: None of the other matters raised through the publicity process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations are recommended where meeting the tests for their imposition.
- 8.2 Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change and human rights legislation (including Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions).
- 8.3 Health Impact Assessment: Paragraph 91 of the NFFP states planning policies and decisions should aim to achieve healthy, inclusive and safe communities and, specifically, criterion c) of this seeks to enable and support healthy lifestyles, for example, through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts which encourage walking and cycling. It is considered that the proposal subject to this application will enable many of these aims to be achieved following completion of the wider Stanton Cross site and therefore it is considered acceptable on health impact grounds.

9. Conclusion/Planning Balance

- 9.1 This report has demonstrated that the scheme is well-designed and performs well when assessed against relevant provisions of the approved Design Brief, the development plan and the NPPF. It takes account of its relationship with surrounding land uses and established estates to the south. It will make an important contribution to meeting the local housing need and national requirements to boost significantly the supply of housing. In the absence of any material considerations of sufficient weight, it is recommended that the Reserved Matters for siting, scale, layout and appearance be approved subject to conditions set out in section 11.

10. Recommendation

- 10.1 Reserved Matters for siting, scale, layout and appearance be approved subject to conditions set out below.

11. Conditions

1. The development hereby approved shall be carried out in accordance with the following drawings:

Received 05 Oct 2021

Location Plan 17410/1031

1B2P Maisonette 1B2P Maisonette v1 Floor Plans and Elevations 18908/100A

House Type MORDEN Floor Plans and Elevations 18908/104

House Type DERWENT Floor Plans and Elevations 18908/105A

House Type COLERIDGE Floor Plans and Elevations 18908/106

House Type COLERIDGE v1 Floor Plans and Elevations 18908/107

House Type ROSEDENE Floor Plans and Elevations 18908/108

House Type ROSEDENE v1 Floor Plans and Elevations 18908/109

House Type CHIDDINGSTONE Floor Plans and Elevations 18908/110

1B2P Maisonette Floor Plans and Elevations 18908 124

Received 07 Dec 2021

1B2P Apartment Block Floor Plans and Elevations 18908/101C

2B4P Apartment Block C Floor Plans and Elevations 18908/102D

House Type MORDEN C Floor Plans and Elevations 18908/103B

2B4P Affordable Apartment Block Floor Plans and Elevations 18908/112F

Received 17 Jan 2022

Freestanding Cycle Store Details for Plots 46 and 47 18908/ 123

Refuse Strategy 18908/1003H

Received 10 Feb 2022

Planning Layout 18908/1001M

Boundary Treatments 18908/1004I

House Type HANBURY Floor Plans and Elevations 18908/111A

House Type HANBURY v1 Floor Plans and Elevations 18908 120C

House Type HANBURY v1 with Ancillary Buildings Floor Plans 18908 121C

House Type HANBURY v1 with Ancillary Buildings Elevations 18908 122C

Received 16 Feb 2022

Street Scene AA / along Irthlingborough Road 18215/1005L

Materials Layout 18908/1006K

Affordable House Type 3B5P Floor Plans and Elevations 18908/113A

Garages Pergola Freestanding Cycle Store Details 18908/114A

Boundary Treatments Details 18908/117A

Received 17 Feb 2022

Car Parking Strategy 18908/1002I

Reason: To define the permission for the avoidance of doubt and in accordance with best practice guidance set out in paragraph 022 of the National Planning Practice Guidance.

2. In the event that any 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 policy 6 of the North Northamptonshire Joint Core Strategy.

3. The development hereby approved shall be carried out in accordance with the materials specified on the approved Materials Layout 18908/1006K plan as set out in Condition 1.

Reason: To ensure that the external appearance of the building is satisfactory and to not detract from the character and appearance of the area in accordance with policy 8 (d) (ii) of the North Northamptonshire Joint Core Strategy.

4. Notwithstanding the approved drawings, no development shall take place above slab level until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include existing trees and/or hedgerows to be retained and/or removed accurately shown with root protection areas; existing and proposed finished levels or contours; means of enclosure; visibility splays; areas of hard surfacing materials; proximity between street lights and tree planting; pedestrian access and circulation areas; civic space/public park furniture, bins etc.; proposed and existing functional services above and below ground such as cables, pipelines, substations. Soft landscape works shall include planting plans at a minimum scale of 1:200 with schedules of plants noting species, plant supply sizes and proposed densities; written specifications (including cultivation and other operations associated with tree, plant and grass establishment; and the implementation programme. Development shall be carried out in accordance with the approved details. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity. All hard and soft landscape works shall be carried out prior to the occupation of the building(s) or the completion of the development whichever is the sooner or in accordance with a programme agreed in writing with the local planning authority.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area in accordance with policy 3 (a), (b) and (e) of the North Northamptonshire Joint Core Strategy.

5. No dwelling or dwellings shall be occupied until the streets affording access to those dwellings has been completed to wearing course.

Reason: To ensure that the streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety in accordance with policies 8 (b) (i) and 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

6. Before the first occupation of each associated dwelling the boundary treatment details as shown on Boundary Treatments 18908/1004I plan as agreed in condition 1 shall be installed or such other details that shall have been submitted to and approved in writing by the local planning authority and thereafter retained in that form.

Reason: To reduce opportunities for crime and aid security and privacy in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

7. No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved Car Parking Strategy 18908/1002I plan has been constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter.

Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy.

8. Prior to the first occupation of any dwelling on site a lighting scheme for the development hereby permitted in particular the communal parking areas and for the unadopted private driveways of the site shall be submitted to and approved in writing by the local planning authority. The lighting shall be implemented in accordance with the approved details and timetable for installation and shall be maintained as such thereafter.

Reason: In order to help safeguard future residents and to help minimise opportunities for crime and disorder in accordance with policy 8 (e) (iv) of the North Northamptonshire Joint Core Strategy.

9. The dwellings hereby approved shall incorporate measures to limit water use to no more than 105 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).

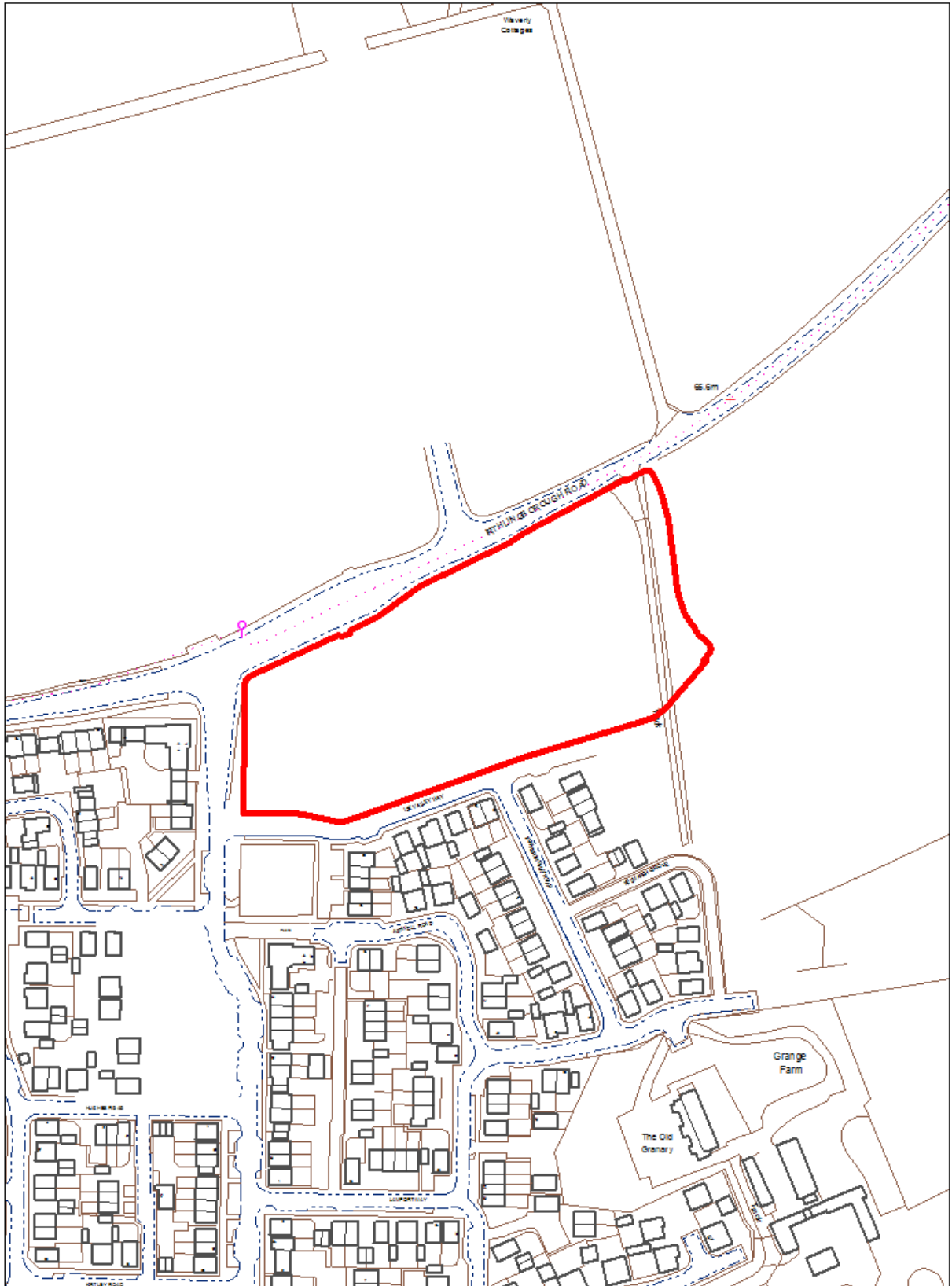
Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy.

12. Informatives

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.

2. The Public Health Act 1875 Town Improvement Clauses Act 1847 at S.64. Prior to occupation of the newly created premises(s), the street numbering for this development or conversion - residential and commercial, must be agreed with the Street Naming and Numbering Officer. When issued, the number allocated must be clearly displayed on the outside of the property. Application forms for Street Naming and Numbering are available at https://www.wellingborough.gov.uk/info/200011/building_control/1039/street_naming_and_numbering
3. The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it is good practice to notify neighbouring occupiers of the nature and duration of works to be undertaken. To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours: 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.
4. All gas fired boilers should meet a minimum standard of 40 mgNOx/Kwh.
5. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087

NW/21/00866/REM



 <p>North Northamptonshire Council</p>	<p>N</p> 	<p>ICT Services</p> <p>This map is accurate to the scale specified when produced e.s.c.</p>	<p>© Crown Copyright and database right 2020. Ordnance Survey, 100050687.</p> <p>Data Sourced from Ordnance Survey. Ordnance Survey is a registered trademark of Ordnance Survey Limited.</p>	<p>Legend</p> 	<p>NW/21/00866/REM Land Area 12B Residential Stanton Cross, Irthlingborough Road North Wellingborough</p>
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