

North Northamptonshire Area Planning Committee (Corby) 28/04/2022

Application Reference	20/00538/DPA	
Case Officer	Farjana Mazumder	
Location	Glebe Farm, 10A Church Street, Weldon Corby, Northamptonshire NN17 3JY	
Development	Erection of 26 dwellinghouses including associated infrastructure and landscaping	
Applicant	Mr Brian Tyler, Granary Developments Limited	
Agent	RDC Ltd	
Ward	Weldon and Gretton	
Overall Expiry Date	4 th March 2021	
Agreed Extension of Time	30 th April 2022	
Checked	Designate: Principal	Name: Edward Oteng

List of Appendices

None

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there are 3 or more written objections to the proposal and comes before the Area Committee for determination.

1. Recommendation

1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

2.1 This application seeks consent for the erection of 26 dwellings and associated infrastructure and landscaping. This would entail the demolition of all existing structures on site, and the use of the existing access point from Church Street.

2.2 Access into the site would be taken from d from Church Street.

3. Site Description

- 3.1 The application site is situated to the South of Church Street in the village of Weldon. It is currently occupied by farm buildings and agricultural barns, with an access to the east of No. 109 Church Street. The existing buildings are a mixture of traditional structures and more modern equivalents. The entrance to the site is within a designated Conservation Area, though the majority of the site is not.
- 3.2 The nature of the site, being back land, means that much of it is not visible from the street. There are, however, views through to the rear section from Church Street and from the East (which is also within the Conservation Area). There is also a footpath leading through the site, meeting the southwest corner and leading through to Church Street.
- 3.3 The topography of the site is such that the land slopes down away from Church Street to point roughly in the middle of it where there is a partly covered culvert leading East-West. From this point it then rises gently to the Southern boundary.
- 3.4 The land immediately to the East is subject to a Group TPO, but there are no individual TPOs within the site itself. Indeed, there are no landscaping features at all – with any ground not covered in structures covered by concrete/gravel.

4. Relevant Planning History

- 4.1 95/00125/CO- Glebe Farm Church Street Weldon - Conversion and extension of a barn to form a dwelling with new access and garage. Application permitted on 02.10.1995.
- 4.2 16/00370/DPA- Erection of 21 dwellinghouses including associated infrastructure and landscaping. Application Permitted on 27.09.2018
- 4.3 19/00542/CON- Application for approval of details pursuant to discharge of Conditions 3 (Archaeology), 4 (Surface Water Drainage) and 5 (Foul Water Strategy) of planning permission 16/00370/DPA. Pending consideration.
- 4.4 19/00601/CON- Details pursuant to Condition 14 (Arboricultural Impact Assessment and Tree Protection Plan) of Planning permission 16/00370/DPA (Erection of 21 dwellinghouse including associated infrastructure and landscaping). Pending consideration.
- 4.5 19/00609/NMA- Non-material amendment to approved layout in regards to planning application 16/00370/DPA. Approved on 26.02.2020.
- 4.6 20/00572/CON- 3 - WECS 19 Weldon Church Street Evaluation Report 1.1 4 - Drainage Layout and MicroDrainage Calculations 5 - Drainage Layout 14 - Tree Survey, AIA and AMS October 2020. Pending consideration.

5. Consultation Responses

- 5.1 **Environmental Health:** (24.12.2020) Council's Environmental Health Officer (EHO) was consulted in relation to air quality, ground contamination and noise impact due to the proposed development. In regards to control matters related to air quality, ground condition and other negative impacts, the EHO has confirmed acceptability of robust planning condition to address the potential for a negative impact on residential amenity.

EHO has reviewed the addendum letter reference RZ-11305-180813-AP-E dated 13th August 2018 from Ecus Ltd regarding ground gas and accepted the findings, namely that ground gas mitigation measures are not required.

- 5.2 **Local Plans Section-** No comments received.

- 5.3 **Tree Officer-** No comments received.

- 5.4 **Ecologist-** (14.01.2021) The ecological adviser raised concern that ecological report submitted is for a survey done in April 2015 and is far beyond the acceptable limit of 2-3 years. Therefore, an updated survey will be required to fully assess the proposal.

(15.02.2021) An updated Preliminary Ecological Assessment has been submitted for the consideration of the ecologist. Council's ecological adviser has assessed the submission and stated that the main concern on this site is badgers, and there are two sets within 10-15m of the site boundary. Therefore, badger precautions will be needed on site during construction and because the species is so highly mobile, a pre-commencement survey will also be required. This is to ensure that if their activity has changed such that a licence is needed it can still be secured.

It is also advised that hedgehog holes will be required in any close board fencing: this will allow the animals to forage among the gardens and will provide a measure of pest control for residents.

- 5.5 **Sustainability Officer-** (23.12.2020) No objection. Requested additional information in regards to home energy and efficiency strategy, and pointed that there is a lack of electric vehicle charging.

- 5.6 **Housing Strategy-** (30.12.2020) No objection. The officer provided the following response-

The submitted proposed development is consistent with the growth ambitions for the Borough and with the Council's Corporate Plan and priority 2.1.

The housing tenure 'mix' of the proposed overall development includes 10 affordable/social rent housing properties (just short of the 40% required under the adopted Joint Core Strategy, Policy 30, for North Northants) and is therefore acceptable to this section.

The proposed 'mix' of the affordable properties i.e. 2 x 1 bed 2 person bungalows; 6 x 1 bed 2 person maisonettes; 2 x 2 bed 4 person houses will be helpful in addressing the housing needs of persons currently on the Keyways

housing waiting list. It is also noted that the properties appear to meet the Nationally Described Space Standards (NDSS)

Overall, this proposed development has the support of Housing Strategy and we look forward to further involvement, if appropriate, as the application progresses.

5.7 **Crime Prevention Officer-** (08.01.2021) No Objection. Crime prevention officer was consulted on this application and suggested a planning condition related to scheme of boundary treatment if consent be given.

5.8 **Local Highways Authority-** (12.01.2021) Local Highways Authority has been consulted on this application and requested further information to fully assess the proposal. Key concerns covers the garage sizes, site layout, tracking, public footway connection with the existing footway etc.

(22.03.2021 and 12.04.2021) LHA was re-consulted on the submitted tracking layout, garage plans and justification in relation to 2m footway along Church street submitted by the applicant. Highway officer has assessed the submission and confirmed that they have still concerns in relation to single garage sizes, site layout, public footway connection with the existing footway etc.

(21.01.2022) Further clarification has been provided by the applicant to address highways concerns. The observations are as follows:

Observations:

a RDC1150-141B & RDC1150-140B detail garages to acceptable minimum internal dimension. It must be minded, these are not counted as an addition car parking space for dwellings with 3 bedrooms or less. 4 bed dwellings with single garages proposed as the third parking space must provide external stores e.g. sheds to house cycles etc.

b Planning Layout (RDC1150-141B) details a footway connection on the northern side of Church Street from PROW Footpath HF2 opposite the site connecting to the PROW Footpath HF1 at the church. Full engineering construction and drainage details will need to be provided prior to commencement of construction on site (i.e. Technical Audit) which can be dealt with by planning condition. To discharge the condition, we will require site of the Technical Approval Letter.

c The crossing of the culvert will require a structural Approval In Principle from NCC engineers (BridgesDesign@kierwsp.co.uk) as it will be supporting adoptable highway. This will be required as a part of the S38 agreement, not S278 as stated by the developer, and can be dealt with by planning condition. Many developers secure this fundamental approval as a part of the planning process as without it, the developer is gaining risk.

d The parking to plots 11/12 seems distant from the plots themselves. The LPA should satisfy themselves with this.

e No visitor parking is detailed. At the standard requirement of 0.25 spaces/dwelling, for 26 dwellings this equates to 7 spaces.

f The LPA should take a view on the provision of electric vehicle charging facilities.

g A construction management plan will be required.

(28.01.2022) After careful consideration highways have removed their objection subject to planning conditions related to construction management plan, engineering construction and drainage details of the footpath work; and S38 Works.

Highways final observations are as follows:

Observations:

a. RDC1150-141B & RDC1150-140B detail garages to acceptable minimum internal dimension. It must be minded, these are not counted as an addition car parking space for dwellings with 3 bedrooms or less. 4 bed dwellings with single garages proposed as the third parking space are detailed with sheds as per RDC1150-101C.

b. Planning Layout (RDC1150-141B) details a footway connection on the northern side of Church Street from PROW Footpath HF2 opposite the site connecting to the PROW Footpath HF1 at the church. Full engineering construction and drainage details will need to be provided prior to commencement of construction on site (i.e. Technical Audit) which can be dealt with by planning condition. To discharge the condition, we will require site of the Technical Approval Letter.

c. The crossing of the culvert will require a structural Approval In Principle from NCC engineers (BridgesDesign@kierwsp.co.uk) as it will be supporting adoptable highway. This will be required as a part of the S38 agreement, not S278 as stated by the developer, and can be dealt with by planning condition. Many developers secure this fundamental approval as a part of the planning process as without it, the developer is gaining risk.

d. The parking to plots 11/12 seems distant from the plots themselves. The LPA should satisfy themselves with this.

e. RDC1150-101C details 7 visitor parking spaces as is the minimum required.

f. The LPA should take a view on the provision of electric vehicle charging facilities.

g. A construction management plan will be required. The LHA are open for this to be conditioned

5.9 **Environment Agency-** (14.01.2021) No objection, subject to the inclusion of the planning conditions related to contamination on any planning permission granted .

5.10 **Lead Local Flood Authority (LLFA)-** (08.01.2021) County drainage officer was consulted on this application and requested further information to fully assess the proposal.

(19.03.2021) Further consultation has been carried out with LLFA on the additional information provided the applicant. The officer reviewed the following documents

1) MicroDrainage File 63124 FEH 100yr 40%cc .MDX
FEH 100yr 40%cc SYS2 dated 11th March 2021

2) Drawing 110 rev P1 entitled S38 Layout dated 13th December 2019 prepared by PRP

And advised that if the suggested planning conditions related to surface water drainage scheme, management and maintenance of the surface water drainage system and Verification Report; are included, the impacts of surface water drainage will have been adequately addressed at this stage.

5.11 **Anglian Water-** (05.01.2021) No objection subject to condition related to a *scheme for on-site foul water drainage works.*

5.12 **Historic England** (05.01.2021) No objection/comments.

5.13 **Conservation Officer-** (22.03.2021) Objection. The conservation officer provided the following recommendations:

At this current time, with the application in its current form, I have an objection, based on the non-cohesive design of the maisonettes and bungalow design, the location of the roof dormers to the type 5 and the expansive use of UPVC across the site.

I feel that there is scope for further discussion on this development.

I have objections to this application and as such my recommendation is for refusal, subject to further design discussions.

Should the application be approved the following conditions, should be attached to any approval Prior to commencement conditions:

Physical samples available of site of the external walling and roofing materials.

Detailed drawings of the proposed windows and doors at a scale of 1:10, sections and elevations, including colours and glazing details.

(30.06.2021) No objection. Further to the Conservation Officer's comments applicant has updated the elevations of the Maisonette, Bungalow and Type 5. Conservation officer has assessed the revised plans and provided the following comments:

I have no objections to the revised scheme, which have simply served to create a more cohesive design of the maisonettes and bungalow, with that of the house design. My recommendation is for approval.

5.14 **Archaeology-** (12.01.2021) No objection. The officer confirmed that site has been evaluated and no indication of archaeological remains was found.

5.15 **Weldon Parish Council:** (13.01.2021) Weldon Parish Council was consulted in regards to this application and offered the following comments:

Weldon Parish Council OBJECTS to this application as follows:

1. Plans have changed significantly (from Reference 16/00370/DPA September 2016), and as a result of these changes, there will be a significantly impacted both outlook and noise pollution.

2. This is a prestige site located within the village conservation area, close to a number of listed buildings and others of local historic interest. It is also close to BAP Priority Sites within the village and as such should not be treated as just another housing development.

Church Street is characterised by residential properties located close to the road frontage but within large plots, creating a verdant and rural character with a spacious appearance. This is enhanced by views between buildings to the gardens and undeveloped land beyond. Paragraph 4.4.28 of the Weldon Conservation Area Appraisal (2009) describes that the special character of the village comes from its sparsely populated Church Street with scattered dwellings along it, mostly on the south side of the road with the Church on its north side. It further states that the introduction of any further new houses along this stretch of road is likely to damage the special character.

It should also be noted that there is significant wildlife associated with the BAP Priority Sites in the area including deer, snakes, bats, owls, skylarks and other birds.

3. Removal of largest dwellings and reduction in number of bungalows. Church Street has a mix of large and small family homes as well as bungalows, all on good-sized plots. It was to be hoped that the Glebe Farm development would reflect this mix and offer a prestige addition to the area. The introduction of 5 more houses will mean smaller plots and house types which are not appropriate to the environment. There is a need for more executive houses and bungalows whereas there is a plentiful supply of smaller family homes at both Priors Hall and Weldon Park. The Glebe Farm development is an opportunity for a developer with vision to build quality properties which meet the highest environmental standards.

4. The proposal of 26 dwellings and the proviso of 70 car parking spaces will significantly add to the existing dangers and is potentially life threatening to pedestrians using Church Street, where there is no existing footpaths or walkways and where dangers have also been increased dramatically since the recent increase in traffic that use Church Street from surrounding areas (Priors Hall, Weldon Park developments), this will also be exaggerated further with the construction traffic to and from the site should this planning application be approved. There will be further hazards created by cars entering and existing the proposed development, due to lack of clear visibility caused by hedgerows, parked vehicles and surrounding houses.

5. If walking and cycling are to be encouraged, the routes must be as safe as possible. At present, Church St has no proper footpaths and is very dangerous for pedestrians and cyclists. The footways identified as giving access to village facilities are not suitable for prams and pushchairs. In spite of the proposal for Glebe Farm making provision for a new footpath from the entrance to connect with the access to the church, there is no plan to provide a footpath to Kettering Rd to gain access to the Woodland Park.

6. *The village primary school is already bursting at the seams and will continue to do so until new schools are built to take some of the children from the new developments that have already occurred elsewhere. Some of the original objectors mentioned this point in their letters. The problems have only increased since and will not be helped by trying to build more properties on the site*

7. *Flooding on the 23rd December 2020 was excessive, where the land has been cleared following demolition of farm buildings, the land was considerably flooded, causing damage to nearby houses and gardens*

In conclusion we believe the issues described are grounds for refusal of the application as offered, and urge members to ensure that Officers have fully responded with rigour and due diligence before the application is considered.

5.16 **Northamptonshire County Council Key Services (Broadband) and Northamptonshire Fire & Rescue Service (NFRS):**

(12.01.2021) No objection. The key comments are as follows:

- If there is a lack of capacity identified for Early Years, a s106 contribution of **£80,432** would be required, based on the proposed dwelling mix.
- A Primary Education contribution of **£74,968** will be required, based on the proposed dwelling mix.
- A s106 contribution towards Secondary Education of **£89,008** will be required, based on the proposed dwelling mix
- A Libraries Contribution of **£5,430**
- It is expected however that this development may require a minimum of 1x fire hydrant to be provided and installed. The capital cost of each hydrant (including its installation) is **£892 per** hydrant, the cost of which is expected to be met by the developer in full.

In terms of Broadband Services, it is recommended that early registration of development sites is key to making sure the people moving into the proposed developments get a fibre based broadband service. In addition, it is advised that ducting works are carried out in co-operation with the installations of standard utility works.

5.17 **Neighbours-** Letters were sent to 31 neighbouring units with consultation period expiring on 28th January 2021. LPA have received 11 letters of objections. The main objections to the proposal can be summarised as follows:

- Against planning policy
- Character of Conservation area
- Effect on listed building
- Design/Appearance
- Detriment to the visual amenity
- Drainage issue
- Highway considerations
- Increase in traffic
- Parking
- Pedestrian and cycle link
- Lack of clear visibility for cars to enter and exit the site

- Nuisance due to construction traffic
- Over development of site
- Overlooking
- Overshadowing
- Concerns over boundary treatment details
- Possible pollution implications
- Possible problems with noise
- Privacy
- Possible damage to the local environment
- Ecological Appraisal

Full versions of the comment can be viewed at:

<https://publicaccess.corby.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=QKRTUYFFFTY00>

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 2021:

NPPF Section 2- Achieving Sustainable Development

NPPF Section 5- Delivering a Sufficient Supply of Homes

NPPF Section 8- Promoting Healthy and Safe Communities

NPPF Section 12- Achieving well-designed places

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

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

Policy 1 (Presumption in favour of Sustainable Development)

Policy 3 (Landscape Character)

Policy 4 (Biodiversity and Geodiversity)

Policy 5 (Water Environment, Resources and Flood Risk Management)

Policy 6 (Development on Brownfield Land and Land affected by contamination)

Policy 7 (Community Services and Facilities)

Policy 8 (North Northamptonshire Place Shaping Principles)

Policy 10 (Provision of Infrastructure)

Policy 11 (The Network of Urban and Rural Areas)

Policy 29 (Distribution of New Homes)

Policy 30 (Housing Mix and Tenure)

6.4 Part 2 Local Plan For Corby, 2021

Part 2 Local Plan, was adopted in September 2021 and form part of the North Northamptonshire Development Plan.

Policy 1 (Open Space, Sport and Recreation)
Policy 2 (Health and Wellbeing)
Policy 11 (Delivering Housing)

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Layout, Design and Materials
- Residential Amenity
- Landscaping
- Highways safety and Parking
- Ecology
- Flood Risk and Drainage
- Air Quality and Noise Impact
- S106 Contribution

7.1 Principle of Development

- 7.1.1 Key material considerations in this case include the National Planning Policy Framework (2021), Planning Practice Guidance (as amended), North Northamptonshire Joint Core Strategy (2016) and Part 2 Local Plan for Corby (2021).
- 7.1.2 Section 38(6) of the Planning and Compulsory Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material planning considerations are considered to outweigh it.
- 7.1.3 Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
- 7.1.4 The site is located within the settlement area of Weldon. In general terms, NPPF promotes a presumption in favour of sustainable development within the established built-up areas, provided that all other material considerations are satisfied.
- 7.1.5 Policy 1 of the North Northamptonshire Joint Core Strategy (NNJCS) 2016 outlines the presumption in favour of sustainable development that is contained within National Planning Policy Framework (NPPF) 2021, and that the Local Planning Authorities should be taking a positive and proactive approach to applications as a result. Policy 6 of the Joint Core Strategy also supports the re-use of suitable previously developed land within the urban areas.
- 7.1.6 Policy 11 of the North Northamptonshire Joint Core Strategy (JCS) allows for small scale infill development on suitable sites within villages where this would not materially harm the character of the settlement and residential amenity – or exceed the capacity of local infrastructure and services. The application site is a brownfield, previously developed site within the village of Weldon. The consultation responses from key stakeholders, as noted above, suggests that

the infrastructure and services within Weldon are sufficient to cater for the number of dwellings proposed (with the imposition of suitable conditions and/or obligations) in general terms.

7.1.7 The NPPF also advocates that Local Planning Authorities should look favourably upon sustainable housing development on Brownfield Land within existing settlements. As such it is considered that there is no in-principle argument against the proposal. However, further assessment is required to all other material considerations to identify whether they are satisfactorily addressed to comply fully with the above Policies.

7.2 Layout, Design and Materials

7.2.1 The application site is some 1.17 ha in size. The site is set on the edge of the Conservation Area of Weldon, which encloses the site to the north and east, with Listed Buildings, located to the north, east and west of the site and with open countryside and farm land to the south. The subject site comprises of the original farm yard to the adjacent Glebe Farm and retains the open nature of the yard and the overall agricultural character of the area.

7.2.2 The application proposes the demolition of the existing agricultural buildings on the site to accommodate a residential development, with a mix of houses, maisonettes and bungalows forming an L shaped site accessed from the existing farmyard entrance to the left hand side of the main farm house, Glebe Farm.

7.2.3 The submitted site layout has been designed to be consistent with the existing development within the area. Each property is served by the necessary amenity space whilst each would benefit from adequate parking provision. The proposed layout includes an area of public open space to the southern corner of the site.

7.2.4 The house types proposed are varied in scale, but show a clear lineage in terms of aesthetic approach. The detail around fenestration, doors, and soffits is common across the package of properties – and this will lead to a pleasing uniformity despite the differences between plots. The proposed layout of the scheme does not give the appearance of a cramped form of development. Accordingly, the amenity space provided for each new property is considered to be acceptable.

7.2.5 The proposal involves a mix of dwellings which vary from 1 to 5 bedrooms. A total of 26 units are proposed and this comprises of 1 no.5 bed dwellings, 7 no. 4 bed dwellings, 8 no. 3 bed dwelling, 2 no. 2 bed dwellings and 8 no. 1 bed dwellings. The proposed design of the residential dwellings has given consideration to the local traditional character of the street scene, which although outside of the conservation area, is to be commended, as it reflects the local character. The design is largely of simple symmetrical elevations, with symmetrical fenestration, set under dual pitched roofs, generally steeply pitched to reflect the locality with either plain tiles or slate. The windows are generally vertical emphasised casement windows, symmetrical across the elevations.

7.2.6 Conservation Area Officer has assessed the submission and initially raised concerns in relation to the location of the dormers and the ground floor windows below on type 5 as this appears is a little disjointed to the remainder of the

designed elevations. The officer also commented that the designs of the bungalows and maisonettes appear to be of a more modern design, with less local reference and are out of sync with the design of the larger houses across the site and would benefit from a few more traditional features, by the addition of a chimney, to complement and reflect that of the remainder. Applicant has revised the plans to address above raised concerns and after careful consideration, the officer removed his objection. Given the sensitive nature of the site it is reasonable to require the submission of sample materials via condition as part of any approval.

- 7.2.7 Submitted Plans also evidence that the areas of grass and landscaping provided within the site will add to the street scene, and the existing trees in the east of the site are primarily to be retained. Private rear gardens are also provided for each dwelling. Moreover, the overall layout of the site retains an open plan feel reinforced with the open grass area, to the north of plots 9 and 10, along with the inclusion of trees across the site.
- 7.2.8 Overall, it is considered that the scale, design and detailing of the proposed development would accord with the requirements of Policy 2 and 8 of the Joint Core Strategy and therefore acceptable.

7.3 Residential Amenity

- 7.3.1 The proposed layout and design of the properties will ensure that no loss of privacy or light will occur to existing properties adjacent to the site. Furthermore, the relationship between the proposed units is considered to be reasonable with no overlooking taking place.
- 7.3.2 Plot 1 would front on to Church Street and sit parallel with No. 12 Church Street. There would be no windows within the first floor of the eastern elevation (removing Permitted Development Rights for openings on this plot is considered necessary) - and as such no loss of privacy will occur within that adjoining property. The rear windows at first floor in Plot 1 would face towards Plot 2- but would look over the parking spaces and garage – resulting in no amenity concerns arising.
- 7.3.3 Plot 2 would front onto the access drive, and back on to the rear of the private amenity space of No. 12 Church Street. Windows are proposed at first floor to the rear elevation, but they would be 10m from the boundary, and only afford minor views of the very rear of that garden – they would not provide views into habitable rooms or the immediate garden space (where patios, etc are most likely) as a result of the positioning of the garage to Plot 1.
- 7.3.4 Plots 13, 14, 15 and 16 would have the amenity spaces at the rear of the Plots 17 and 18 – measuring approximately 197m². Given that these properties are to be 1 bed (2 person) properties – that level of outdoor space is entirely acceptable. No windows have been proposed on the northern elevation of the Maisonette building for Plot 15 and 16 except bathroom windows. It is considered appropriate for Plots 15 and 16, would benefit from having Permitted Development Rights removed to ensure against any issues arising through the installation of new windows.

- 7.3.5 Concerns has been raised by existing residents from properties on Church Street in regards to overlooking and overshadowing. Plot 18, which is sufficiently set back from the existing plots to the south would benefit from having Permitted Development Rights removed to ensure against any issues arising through the installation of new windows.
- 7.3.6 Plots 19, 20, 21, 22, 23 and 24 would back on to existing properties along Church Street at a distance no less than 10.5m. The existing properties on Church Street, moreover, are no closer than 8m from the boundary with the site. As such there will be at least 18.5m between the rear windows along plots 19-24 and those in the rear elevations of the existing properties on Church Street – this is considered to provide assurance against any loss of privacy occurring.
- 7.3.7 Plot 25 and 26, would have windows facing towards No. 10a Church Street – but the positioning of parking spaces, boundary treatment and the distances involved will mean no overlooking will take place.
- 7.3.8 In terms of standards of accommodation, Policy 30(b) on Housing Mix and Tenure from the North Northamptonshire Joint Core Strategy (2016) emphasises that the internal floor area of new dwellings must meet the National Space Standards as a minimum in order to provide residents with adequate space for basic furnishings, storage and activities. In both affordable and market sectors, adaptable housing designs will be encouraged in order to provide flexible internal layouts and to allow for cost-effective alterations (including extensions) as demands and lifestyle changes.
- 7.3.9 The proposed units are in accordance with the National Space Standards and satisfies the standards of accommodation criteria and as such considered to be acceptable. Therefore, the proposed development conforms to Policy 8 and Policy 30 of the North Northamptonshire Joint Core Strategy (2016) as well as the National Planning Policy Framework (2021).

7.4 Landscaping

- 7.4.1 The application site is located within the Weldon settlement boundary on a greenfield land. The Local Plan is very explicit in requiring the highest possible standards of design and environmental performance through maximising the use of sustainable design and construction techniques.
- 7.4.2 Policy 8 stresses the need for creating distinctive local character by responding to the site's immediate and wider context and local character to create new streets, spaces and buildings which draw on the best of that local character without stifling innovation.
- 7.4.4 Paragraph 170 of NPPF also suggests the need for minimising the impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are most resilient to current and future pressures.
- 7.4.5 Arboricultural Report was submitted which demonstrates the reasoning for tree removal, trees to be retained and compensatory locations for replacement planting, protection of retained trees, working around birds nesting season for tree removal and re-planting with native species. Council's Tree Officer has reviewed the report and are satisfied with proposed measures.

- 7.4.6 It has been recognised that significant weight should be given to conserve the landscape and visual impact in order to conform with NPPF requirements. The Framework suggests that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils.
- 7.4.7 Council's Tree Officer has been consulted on this application and offered no objection/comments for this scheme. It is considered that adherence with the recommendations within the Tree Report the proposed development is acceptable at this stage. It is also recommended that as mature trees are impacted on, that developer and Tree Consultant contact Local Authority Tree Officer in Planning, to agree on tree removal and siting of protective fencing prior to development.

7.5 Highway Safety and Parking

- 7.5.1 The proposal sets out how the 26 properties would be accessed via a access from Church Street, with an inverted 'L' shape road surface and two private drives (one in the northwestern corner, and the other in the south eastern). Parking is to be achieved through a combination of garages, dedicated parking bays, and on street parking – with a total of 52 dedicated parking spaces along with separate garage spaces. 7 Visitor parking spaces is provided across the whole site, which meets the minimum requirements of highway standard.
- 7.5.2 The application has been subject to a number of amendments aimed at overcoming the concerns expressed by Northamptonshire Highways. Given the high level of parking required by LHA following its adoption of new parking standards, it is considered that this arrangement is an entirely suitable one for a relatively small site such as this. The alternative would be for an overly parking dominated layout, which would be the detriment of the character of the development, and the Weldon Conservation Area. As such, in this instance it is considered reasonable.
- 7.5.3 Local Highways Authority has assessed the proposal and raised concern as the proposed parking layout includes treating integrated single garages as the additional car parking space for 3 or less bed dwellings. Whilst this does not accord with the LHA's requirements as per the Northamptonshire Parking Standards (2016), It has been agreed with LHA that the LPA accept this approach through removal of the PD rights for change of use so that the garages could be used as parking spaces in this instance.
- 7.5.4 The submitted planning layout details the footway connection on the northern side of Church Street from PROW Footpath HF2 opposite the site connecting to the PROW Footpath HF1 at the church. After careful consideration LHA has confirmed that the new footway link is acceptable for the proposed amount of development, however full engineering construction and drainage details will need to be provided prior to commencement of construction on site (i.e. Technical Audit)
- 7.5.5 In regards to cycle parking, electric vehicle charging facilities and access details it is considered that this information can be, secured through a condition. This

approach is also reasonable in relation to bin storage details and the required Construction Management Plan.

- 7.5.6 Accordingly the proposal is considered to be acceptable on highway and parking grounds and therefore accords with Policy 8 and 15 of the Joint Core Strategy.

7.5 Ecology

- 7.5.1 Policy 4 of the North Northamptonshire Joint Core Strategy protects existing biodiversity and geodiversity assets, including refusing development proposals where significant harm to an asset cannot be avoided, mitigated or, as a last resort, compensated. This includes sites of Special Scientific Interest.
- 7.5.2 The NPPF in paragraph 170 suggests that recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland. It also states that minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 7.5.3 The County ecologist and Wildlife Trust were consulted on this application and provided their observation on the mitigation measures of proposed development. The ecological adviser raised concern that ecological report submitted is for a survey done in April 2015 and is far beyond the acceptable limit of 2-3 years. Therefore, an updated survey will be required to fully assess the proposal.
- 7.5.4 An updated Preliminary Ecological Assessment has been submitted for the consideration of the ecologist. Council's ecological adviser has assessed the submission and stated that the main concern on this site is badgers, and there are two sets within 10-15m of the site boundary. Therefore, badger precautions will be needed on site during construction and because the species is so highly mobile, a pre-commencement survey will also be required. This is to ensure that if their activity has changed such that a licence is needed it can still be secured.
- 7.5.5 It is also advised that hedgehog holes will be required in any close board fencing: this will allow the animals to forage among the gardens and will provide a measure of pest control for residents.
- 7.5.6 It is considered that the present proposal is acceptable at this stage of the process subject to adherence with the planning conditions.

7.6 Flood Risk and Drainage

- 7.6.1 Policy 5 (Water Environment, Resources and flood risk management) of Joint Core Strategy reflects how development should contribute to reducing the risk of flooding and also protecting the quality of the water environment. The above policy also states that 'development should be designed from the outset to incorporate Sustainable Drainage Systems wherever practicable, to reduce flood risk, improve water quality and promote environmental benefits'. This

consideration is reiterated in the NPPF, which states that development should ensure that flood risk is not increased elsewhere.

- 7.6.2 The application site is located within Flood Zone 1, which is defined as having little or no risk of flooding from rivers or streams. Such zones generally comprise land assessed as having a less than 1 in 100 annual probability of river or sea flooding in any year.
- 7.6.3 A Flood Risk Assessment (FRA) along with a drainage strategy has been submitted to outline the potential for the site to be impacted by flooding; the potential impacts of the development on flooding both onsite and in the vicinity, and the proposed measures which can be incorporated into the development to mitigate the identified risks.
- 7.6.4 The FRA has been examined by the Lead Local Flood Authority. Concerns were raised initially by the drainage engineer and requested additional information to fully assess the proposal. Additional information along with a revised Drainage Strategy has been submitted by the applicant to address the raised concerns. Further assessment was undertaken by LLFA and removed their objection, subject to conditions related to surface water drainage scheme, management and maintenance of the surface water drainage system and Verification Report.
- 7.6.5 The proposal as submitted is therefore considered to be acceptable and in accordance with the Core Strategy and NPPF.

7.7 Air Quality and Noise Impact

- 7.7.1 The proposals have the potential to cause air quality impacts as a result of fugitive dust emissions during construction and road traffic exhaust emissions associated with vehicles travelling to and from the site. As such, an Air Quality Assessment was requested by Environmental Services in order to determine baseline conditions and assess potential effects as a result of the scheme.
- 7.7.2 The above assessment is necessary to comply with Policy 8-Place Shaping Services of the JCS, which states that permission will not be granted for development resulting in unacceptable levels of noise. The Senior Environmental Health Officer was consulted in regards to noise and vibration and no objection has been raised.
- 7.7.3 Council's Environmental Health Officer (EHO) was consulted in relation to air quality, ground contamination and noise impact due to the proposed development. Further information has been requested by EHO to fully assess the air quality, ground contamination and noise impacts. Council's Environmental Health Officer (EHO) was re-consulted in relation to additional information provided by the applicant. In regards to control matters related to air quality, ground condition and other negative impacts, the EHO has confirmed acceptability of robust planning condition to address the potential for a negative impact on residential amenity.
- 7.7.4 EHO has reviewed the addendum letter reference RZ-11305-180813-AP-E dated 13th August 2018 from Ecus Ltd regarding ground gas and accepted the findings, namely that ground gas mitigation measures are not required.

7.8 S106 Obligations

- 7.8.1 In 2016 under planning application reference: 16/00370/DPA a planning application was received by the Council for the erection of 21 dwellings including associated infrastructure and landscaping was granted consent on the 27/09/2018. The grant of consent was subject to a Section 106 Agreement. This agreed s106 required the applicant to provide a total of 8 affordable units across the site along with contributions towards Primary School contribution. The contribution was calculated based on the standard cost calculator from the former County Council.
- 7.8.2 For the current application before members the applicant has proposed a total of 10 affordable units across the site (as shown on drawing number RDC1150_101C (Planning Layout). The quantum and type of these will form an obligation within a new s106 agreement.
- 7.8.3 The Council's Key Services responded to the application with a request for s106 contributions towards early years, primary school education and secondary education. They have based the contribution on their standard cost calculator, which would total the following: **£80,432** for Early Years provision, **£74,968** for Primary School provision, **£89,008** for Secondary School provision and **£5,430** for library.
- 7.8.4 As referenced above, the sub-standard highways layout may result in issues arising during adoption. This can be effectively dealt with via an obligation for a Quality Audit being included within the s106 Agreement.

8. Conclusion/Planning Balance

- 8.1 The application is considered acceptable. The details hereby submitted do not cause any significant harm to the amenity of the nearby occupiers or result in overdevelopment of the site and will not give rise to any undue highway safety concerns. The proposal is therefore considered in accordance with Policies 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 29 and 30 of the North Northamptonshire joint Core Strategy, National Planning Policy Framework and no other material considerations indicate that the policies of the development plan should not prevail, furthermore the decision has been reached taking into account the National Planning Policy Framework.

9. Recommendation

- 9.1 It is therefore recommended that the application be Approved subject to completion of a s106 Agreement and the conditions as set out below.

10. Conditions

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

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

- Location Plan, Dwg. No.- RDC1150/001
- Planning Layout, Dwg. No.- RDC1150/101C
- Type 3A - Plans and Elevations, Dwg. No.- RDC1150-120
- Type 5 - Plans and Elevations, Dwg. No.- RDC1150-121A
- Type 6. Plans and Elevations, Dwg. No.- RDC1150-122
- Type 12. Elevations, Dwg. No- RDC1150-125
- Type 12. Plans, Dwg. No- RDC1150-126
- Type 17. Elevations, Dwg. No.- RDC1150-127
- Type 17. Plans, Dwg. No.- RDC1150-128
- Type 15 &16. Plans, Dwg. No.- RDC1150-129
- Type 15 &16. Elevations, Dwg. No.-RDC1150-130
- Type 13. Plans and Elevations, Dwg. No.- RDC1150-131
- Type 14. Plans, Dwg. No.- RDC1150-132
- Type 14. Elevations, Dwg. No.-RDC1150-133
- Bu. Plans and Elevations, RDC1150-135B
- Mais. Plans and Elevations, Dwg. No.- RDC1150-136A
- S.Mais. Plans and Elevations, Dwg. No.-RDC1150-137A
- Type 2B4P. Plans and Elevations, Dwg. No.- RDC1150-138
- Proposed Garages, Dwg. No.- RDC1150-140B
- Proposed Garages (Plots 24-26), Dwg. No.- RDC1150-141B
- Proposed Streetscenes, Dwg. No.- RDC1150-301
- Design and Access Statement, December 2020
- Sustainable Design SPD
- Bat Survey, October 2020
- Transport Statement, Updated Nov 2020
- Preliminary Ecological Appraisal, February 2021
- Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement, October 2020
- Ground Gas Monitoring Report, August 2018
- Historic Environment Desk Based Assessment, April 2016
- Phase 2 Ground Investigation Report, July 2018
- Drainage Strategy, ref 63124, Rev A, October 2020
- MicroDrainage File 63124, dated 11th March 2021
- Archaeological Evaluation Report, October 2020

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

Conservation

3. Prior to the commencement of development physical samples available of site of the external walling and roofing materials shall be provided to and approved in writing by the Local Planning Authority. The approved details shall be implemented and retained thereafter.

Reason: In the interests of visual amenity and the character of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. Prior to the commencement of development detailed drawings of the proposed windows and doors at a scale of 1:10, sections and elevations, including colours and glazing details shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and retained thereafter.

Reason: In the interests of visual amenity and the character of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Environmental Impact

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

5 A. Submission of Remediation Scheme

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

5 B. Implementation of Approved Remediation Scheme

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

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

Reason (common to all): To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Informative: This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification).'

6. Unexpected contamination

In the event that unexpected contamination is found at any time when carrying

out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

Reason: To ensure that risks from land contamination to the future users of the development and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Informative: This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification).'

7. Construction Method Statement

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority. The Statement shall detail the following including but not limited to:

- the parking and turning of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- a scheme for waste minimisation and recycling/disposing of waste resulting from the construction works.
- design of construction access
- hours of construction work
- measures to control overspill of light from security lighting

The approved method statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason: In the interests of highway safety and residential amenity in accordance with Policy 13 of the Core Spatial Strategy.

Informative: Contractors and sub contractors must have regard to BS 5228-2:2009+A1:2014 "Code of Practice for Noise and Vibration Control on Construction and Open Sites" and the Control of Pollution Act 1974.

Local residents that may be affected by the work shall also be notified in writing,

after approval is received from the LPA or Environmental Health.

Works audible at the site boundary outside the approved hours may result in the service of a Notice restricting the hours. Breach of the notice may result in prosecution and fines of up to £5000 plus £50 for each further breach and/or six months imprisonment.

8. Air Quality

I acknowledge that this site already has consent for residential however, having read the Sustainability Statement, I note there is an opportunity here to implement measures to minimise or offset road transport emissions.

The applicant could review 'Air Quality and Emissions Mitigation Guidance for Developers' document and follow the 'screening checklist' and 'air quality and emission mitigation assessment checklist' or they could just consider installing type 1 mitigations measures:

- a. The adoption of an agreed protocol to control emissions from construction sites (can be included in the construction method statement)
- b. Provision of Electric Vehicle Recharging
- c. All gas-fired boilers to meet a minimum standard of 40mg NO_x/kWh or consideration of alternative heat sources

Further information on each of these measures can be found in the above referenced document.

Reason: In the interest of residential amenity and to protect public health.

Highways

9. Prior to commencement of construction on site full engineering construction and drainage details needs to be submitted to Local Planning Authority and have technical approval.

Reason: To ensure that the access serving the development is completed and maintained to the approved standard, and are available for use by construction traffic and other users of the development, in the interest of highway safety.

10. The crossing of the culvert will require a structural Approval In Principle from NCC engineers (BridgesDesign@kierwsp.co.uk). This will be required as a part of the S38 agreement.

Reason: To ensure that the access serving the development is completed and maintained to the approved standard, and are available for use by construction traffic and other users of the development, in the interest of highway safety.

11. Notwithstanding the submitted details, no building or use hereby permitted shall be occupied or the use commenced until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and been approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel

Plan Targets to the satisfaction of the council.

Reason: In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

12. Prior to first use or occupation of the development hereby permitted, vehicular visibility splays of 2.0m from the carriageway edge along the centre of the vehicular access by a distance of 43m measured from the centre of the vehicular access along the carriageway edge. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9m in height above carriageway level.

Reason: To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

13. Prior to first use or occupation of the development hereby permitted, pedestrian visibility splays of at least 2.0m x 2.0m shall be provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access / footway level.

Reason: To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

14. Prior to first use or occupation, the proposed vehicular access, parking and turning facilities shall be provided in accordance with the approved plans and shall thereafter be set aside and retained for those purposes.

Reason: To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

15. Prior to first use or occupation of the development hereby permitted tactile pedestrian crossing pavers shall be provided on each side of Church Street as shown on drawing number RDC1150_101C. The tactile pavers shall thereafter be permanently retained.

Reason: To ensure the development has a suitable relationship with the highway network in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

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

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

Boundary Treatment

17. A scheme showing the proposed boundary treatment of the plots and POS shall be submitted to and approved by the Local Planning Authority before any part of the development is commenced. The scheme shall show the type and height of fences, hedges, walls or other means of enclosure, and these shall be provided in accordance with the approved scheme before the adjacent dwellings are first occupied. The approved fence, hedge or wall shall subsequently be retained to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory appearance for the development in the interests of visual amenity, a reasonable degree of privacy for occupiers of the proposed dwellings, improve security and to safeguard the privacy and amenities of the occupiers of existing neighbouring dwellings. This will ensure the development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Ecology

18. No development shall commence on site until a bat survey has been submitted to and approved in writing by the Local Planning Authority. Any mitigation measures identified in the approved survey shall be fully implemented in accordance with the recommendations of that survey and shall be retained as such in perpetuity.

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

19. No development shall commence on site until a badgers survey has been submitted to and approved in writing by the Local Planning Authority.

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

20. No development shall take place (including any demolition, ground works, site clearance) until a method statement for badgers has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

If the development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 6 months from the date of the planning consent, further ecological surveys shall be commissioned to i) establish if there have been any changes in the presence and/or abundance of badgers and ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development.

Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

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

Tree Protection

21. No work of any kind shall take place on the site until the protective fence(s) has (have) been erected around the retained trees specified within the *Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement, October 2020*. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area. This will ensure the development is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Landscape Scheme

22. No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the Local Planning

Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for protection, in the course of development. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory in accordance with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

Drainage

23. Before any above ground works commence full details of the surface water drainage scheme for the site, based on the approved Report on the Drainage Strategy for Proposed Development at Glebe Farm Church Street Weldon Northamptonshire ref 63124 rev A dated 30th October 2020 prepared by PRP Environmental updated with MicroDrainage File 63124 dated 11th March 2021, will be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include;
- i) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures
 - ii) Details of the drainage system are to be accompanied by full and appropriately cross referenced supporting calculations.
 - iii) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices.
 - iv) Full details of permeable paving.

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

24. No development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption. The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used. A site plan including access points, maintenance access easements and outfalls.

Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.
Details of expected design life of all assets with a schedule of when replacement assets may be required

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

25. Before occupation a Verification Report for the installed surface water drainage system for the site based on the approved details shall be submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority. The details shall include:
- a) Any departure from the agreed design is keeping with the approved principles
 - b) Any As-Built Drawings and accompanying photos
 - c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
 - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
 - e) CCTV Confirmation that the system is free from defects, damage and foreign objects

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

Foul Water

26. Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason To prevent environmental and amenity problems arising from flooding

Fire Hydrant

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

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

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

Sustainability

28. Notwithstanding the submitted Sustainability Checklist, the construction of the dwellings hereby permitted shall not commence until details of what measures are to be incorporated into their design to ensure high standards of resource and energy efficiency and a reduction in carbon emissions has been submitted to and approved in writing by the local planning authority. The approved details shall thereafter be incorporated within the construction of the dwellings hereby approved.

Reason: To ensure the scheme delivers sustainable buildings in accordance with Policy 9 of the North Northamptonshire Joint Core Strategy.

PD Rights

29. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in any elevation of Plots 1, 15, 16 and 18 as hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

30. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 2015 (as amended), (or any Order revoking and re-enacting the Order with or without modification) the dwellings hereby approved shall not be enlarged or extended without the prior written permission, on application, to the Local Planning Authority.

Reason: To safeguard the character and appearance of the Weldon Conservation Area and the nearby Grade II Listed Buildings, in accordance with the requirements of Policy 2 of the North Northamptonshire Joint Core Strategy and the NPPF.

31. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the garage/car parking space(s) hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with the residential occupation of the property and ancillary domestic storage without the grant of further specific planning permission from the Local Planning Authority.

Reason: To retain garage/car space for parking purposes in accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

11. Informatives

- 11.1 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework 2021 to work with the applicant

in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Joint Core Strategy Adopted July 2016, Part 2 Local Plan For Corby Adopted September 2021, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

- 11.2 Land Contamination The site investigation report submitted with the application has not identified significant widespread contamination in soils across the site. Nevertheless, we consider that controlled waters risk assessments should be based on a minimum of two rounds of groundwater sampling, where possible. Leachate sampling should not be relied upon for controlled waters risk assessments where the sampling of groundwater is possible. Groundwater has been encountered at the site but has not been sampled to date.

The Phase 2 report recommends that further intrusive work and associated environmental assessment is undertaken to further assess the risks from contamination at the site. We consider that the further work should include sampling of groundwater from all available monitoring wells for all potential contaminants of concern on a minimum of two occasions, to fully assess the potential risks to the Principal aquifer and surface waters. Hydrocarbon analysis should be speciated (TPH CWG).

The Ground Investigation report states that the watercourse that crosses the centre of the site was noted to be largely dry at the time of the site investigation works. Should water be present within this watercourse during further work at the site, we would recommend surface water sampling from upstream and downstream locations to support the controlled waters risk assessment. We recommend that developers:

1. Follow the risk management framework provided in 'Land contamination: risk management' when dealing with land affected by contamination
2. Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site – the local authority can advise on risk to other receptors, such as human health
3. Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
4. Refer to the contaminated land pages on gov.uk for more information.

- 11.3 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.

