

Development Control Committee16th July 2013

12/00438/DPA	Construction of 18 dwellings and associated works Land Off Stanion Lane, Corby for Mulberry Partnerships
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Background

This proposal relates to land of some 0.46 hectares located off Stanion Lane in the Stanion and Corby Village ward.

Vehicular access to the site is via Geddington Road and Stanion Lane to the north east. The site is L-shaped and also abuts a garage court on Toll Gate Place to the north west, as well as residential properties on Bessemer Grove to the south west.

There is a history to this site in policy and application terms.

With regard to policy, the majority of the site is a 'Saved' Local Plan allocation for housing.

With regard to the recent site history, there was an application in 2009 for 18 dwellings which was later withdrawn by the applicant. There was also an application made to the County Council in 2011 by one of the Ward Councillors to have the site and land around it designated as a village green. This application was refused for the following reasons:

"On the basis of all the evidence submitted, and having regard to the submissions received and the report of the Independent Inspector, it was considered:

- The use of the land in the period between January 1990 and when the kissing gate was fitted in the period 1998/91 was contentious and by force.*
- It was not a use in that period that was by a significant number of the inhabitants of the neighbourhood claimed when the contentious or forceful use was stripped out.*
- for the whole of the period claimed the use was not by a significant number of the inhabitants of the neighbourhood claimed."*

The applicant has revised their earlier proposal and is now resubmitting the application for residential development. The same applicant has also applied for permission for 14 dwellings on land immediately adjacent to this site – Application Ref 12/00439/DPA – which is under separate consideration.

Description

This is a detailed application to build 18 residential properties and associated works on the site. The accommodation would comprise:

- 4x 2 bedroom flats
- 10x 2 bedroom houses
- 4x 3 bedroom houses

Dwellings would be set around a new access road which would enter the site from Stanion Lane, close to the Natural Smiles Dental Surgery. There would be a small area of public open space to the south of the access road, which would in turn lead onto the existing pasture land beyond.

There would be no through route for vehicles to either Toll Gate Place or to Bessemer Grove.

In line with policy, there would be a minimum of 30% affordable housing on the site.

Site history

- 09/00421/DPA - Erection of 18 dwellings with associated roads, infrastructure and public open space – Application Withdrawn

- VG196 (Village Green Application to Northamptonshire County Council) – Application Refused

(On adjacent land)

- 12/00439/DPA - Construction of 14 dwellings and associated works – Pending Consideration

Policies & Guidance

- 'Saved' Policies P1(E), P2(E), P5(R) and P11(R) of the Corby Borough Local Plan.
- Policies 13, 14 and 15 of the North Northamptonshire Core Spatial Strategy.
- National Planning Policy Framework
- VG196 – Village Green Application on Land Known as Stanion Lane Green Field Adjacent to Stanion Lane and Bessemer Grove Corby

Consultation

- **Northamptonshire County Council** - request S106 contributions relating to Education & Fire. On Archaeology, do not object to the application.
- **Highway Authority**
 - Initial response – the proposals are unacceptable due to insufficient works being provided on Stanion Lane.
 - Second response following amended plans – No objection to the proposal subject to the improvement works being carried out on Stanion Lane. Also recommend a condition & informative notes relating to estate street phasing.
- **Environment Agency** –
 - Initial response – object due to the absence of a Flood Risk Assessment (FRA) being supplied.
 - Second response – Following assessment of the FRA, withdraw their objection and recommend conditions relating to foul sewage infrastructure & surface water drainage being imposed on any permission issued
- **Natural England** – Do not object to the proposal and refer to their standing advice notes relating to protected species & bats
- **Wildlife Trust** – No representations received.
- **Crime Prevention Officer** – Does not object to the application & makes recommendations relating to lighting, boundary treatments & layout
- **Old Village Residents Association** – No representations received
- **Anglian Water** – Do not object to the proposal & provide a list of informative notes and recommend a condition relating to surface water drainage.
- **CBC Environmental Health** – Provide an informative relating to Houses in Multiple Occupation and recommend a precautionary condition relating to contamination.
- **CBC Leisure Services** – No representations received
- **CBC Housing Strategy** – As this area is predominantly private, an all affordable site is acceptable – the housing mix is as discussed & agreed
- **CBC Planning Policy** – The vast majority of the site is allocated for residential development (Policy R9). The remainder takes in land allocated as general open space (Policy L9). Any loss of general public open space should be minimised/mitigated appropriately
- **CBC Head of Housing Services** – No objections or comments

Advertisement/Representations

1. Site Notice – A site notice was posted on Stanion Lane, adjacent to the Natural Smiles Dental Surgery on 21.01.13
2. Public Notice (ET) – An advert was placed in the local paper on 24.01.13.
3. Neighbour Notification – All properties/businesses on Toll Gate Place, Bessemer Grove and Stanion Lane were notified by letter (hand-delivered) on 23.01.13.

4. Summary of Representations – 16 letters of objection were received. The objections relate to this application and the adjacent site (Application Number 12/00439/DPA) and are on the following grounds:
- Loss of open space/green field site
 - The only remaining green space in the Old Village
 - Some misunderstanding about it being “greenbelt” land
 - Effect on trees
 - Loss of wildlife & protected species
 - Great Crested Newts occupy parts of the site
 - Loss of light/privacy – overlooking/overshadowing
 - Flooding concerns
 - the area regularly floods already, new development can only make this worse.
 - The new properties would also be susceptible to flooding (and insurance implications for these new properties)
 - Nearby “Claypits” often flood as well
 - Traffic impact
 - Difficulties accessing onto Geddington Road
 - New roads would be hazardous to existing users of the right of way
 - Overdevelopment of a small area
 - Does not respect character of the surroundings/Old Village
 - Very small plots/living spaces in comparison to the surroundings
 - Too much affordable housing
 - Uncertainty over what the “Emergency Access” would be
 - Noise/dust/odours
 - Light pollution from parking courts

Upon receipt of amended plans, a further 3 letters of objection were received, re-iterating the above concerns and raising ones relating to boundary treatments, landscaping and potential flytipping.

Report

Introduction, Policy Background & Accommodation Schedule

This proposal is for the erection of 18 dwellings and associated works on land off Stanion Lane in Corby. The site is a green field and would have a new vehicular access from Stanion Lane, opposite the existing Natural Smiles Dental Surgery site.

One of the main objections to the scheme from residents is the loss of green space. There was an application made by residents in 2011 to designate the site as a village green. This application was unsuccessful, with the Inspector refusing to grant the designation.

The majority of the site is allocated in the Local Plan for residential development and so the principle of developing housing on this site is acceptable. The sections of land not included in the allocation are proposed to be new public open space, so existing and new residents will benefit from this.

From the Corby Borough Local Plan 1997, the following ‘Saved’ Policies are applicable:

- P1(E) & P2(E) – Environmental Protection on Development Sites
- P11(R) – Environmental Improvements
- P5(C) – Water Quality and Water Resources

From the 2008 North Northamptonshire Core Spatial Strategy, the following Policies are relevant to this case:

- Policy 13 – General Sustainable Development Principles
- Policy 14 – Energy Efficiency and Sustainable Construction

- Policy 15 - Sustainable Housing Provision

At the heart of the 2012 National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. The NPPF states that Authorities in deciding planning applications, should be

“approving development proposals that accord with the development plan without delay.”

The application has been subject to Sequential Testing in relation to the need to direct development to the lowest possible flood zone. This is discussed further in the *“Potential for Flood Risk/Drainage/Contamination”* section of the report.

The proposal comprises a total of 18 new dwellings, all of which would be two storeys. The schedule of accommodation is as follows:

- 4x 2 bedroom flats
- 10x 2 bedroom houses
- 4x 3 bedroom houses
- TOTAL – 18 dwellings

A minimum of 30% of the dwellings will be affordable, as required by Policy 14 of the Core Spatial Strategy. Provision affordable housing will be secured through a Section 106 legal agreement. Affordable housing in this location is supported by the Housing Strategy team.

Design & Layout

The dwellings proposed are a mix of flats, semi-detached and terraced properties of traditional design, and are proposed to be finished in brick.

In context, the traditional design approach is considered to be acceptable. There would be 18 properties constructed and as such, the scheme is large enough to create its own sense of character. The surrounding residential area is varied, with the cul-de-sac Bessemer Grove to the west having semi-detached and terraced properties of similar designs, whilst Stanion Lane to the north and east has a more varied selection of property types.

Most of the properties would be set around the new access road with off-street parking to the front. Exceptions to this are plots 1 & 2, which would front onto Stanion Lane and would have their parking to the side/rear, and plots 15-18, which would be set around a parking court close to the new access road.

With regard to plots 1 & 2, their positions are considered to be desirable in that they link the existing development on Stanion Lane into the new site. The orientation of buildings will provide good surveillance of the public areas and new public open space to the south east.

It is considered that the general design principles, building heights and providing a minimum of 30% affordable units on the site would be consistent with Policy and as such, would be acceptable.

Access into the site for vehicles and pedestrians would be from a new access from Stanion Lane and an emergency pedestrian access is proposed to Toll Gate Place to the north. Following discussion with the Highway Authority, there would also be some improvements to the existing Stanion Lane highway between the new access and Geddington Road. The footpath from the new development would link into the existing path on the south west side of Stanion Lane, outside No.18

In comparison to the surrounding area the gardens for the new properties would be smaller but they are considered to be reasonably sized. The majority of the properties would have 2 bedrooms and even the maisonette properties would benefit from their own private amenity space.

The proposal is not considered to represent overdevelopment of the site and in terms of its design and layout, is considered to be acceptable.

Relationship with Existing Neighbouring Properties

The site is bordered by other residential properties on Stanion Lane to the north and east, and Bessemer Grove to the west.

No.18 Stanion Lane, a large property with an equally large garden would share a boundary with 10 of the 18 new dwellings. Five of these new dwellings (plots 12-16) would have a back-to-back relationship with No.18, with the remaining 5 (plots 1, 3-6) would have a side-on relationship to the house.

The minimum back-to-back distance with No.18 would be approximately 29-30 metres which is more than reasonable and would meet accepted standards. Other properties would be further away, or side on to the boundary in the case of plot 1. Whilst there would be some impact upon No.18 by virtue of having properties able to look towards its garden, the relationship and distance between the new properties and the existing one is considered to be acceptable.

Plots 17 & 18 (flats) would be closest to Nos 14 & 26 Stanion Lane, and Nos 21 & 23 Bessemer Grove. There would be a bedroom window on the first floor which would face towards the rear of Nos 21 & 23 Bessemer Grove but these properties would be 20 metres away and so the distance is considered to be reasonable. Other first floor windows would be for a bathroom and kitchen, and these would look onto the rear garden of No.14 Stanion Lane. No windows are proposed in the gable end that would be seen from No.16 Stanion Lane.

Overall it is considered that the orientation and distances between the existing and proposed dwellings would be acceptable in terms of privacy and amenity. Modern street and bollard lighting will illuminate the public & parking areas without creating unacceptable light pollution or impact on existing or new residents.

There have been objections to the development on the ground of noise, dust and odours. There has not been any objection to the development from Environmental Health, and overall it is considered that the site's relationship with the surrounding properties would be acceptable in this case. It would be reasonable however to impose a condition requiring a construction management plan, in order to minimise disruption to existing residents during the construction phase.

Parking/Highways/Crime Prevention & Connectivity

There are 18 properties proposed as part of this application, and vehicle access would be from Stanion Lane. A total of 27 car parking spaces would be provided and most of these would be to the fronts of properties.

Parking provision is considered to be reasonable. Of the 18 properties proposed, 14 would have 2 bedrooms with the remaining 4 having 3 bedrooms. The site is in a sustainable location and residents will be within walking or cycling distance of bus stops, the rail station, shops and employment areas.

In its revised form, the Highway Authority does not object to the proposal subject to conditions. These conditions relate to the specification of highway works and a street phasing plan, and so are not considered to be necessary to impose as condition(s) on the planning permission, as other conditions relating to the layout and occupation of dwellings will adequately cover these issues. The applicant will however be advised of the Highway Authority's requirements as an informative.

No Section 106 contributions have been requested in this case, as the Highway Authority has agreed to improvement works to Stanion Lane between the new access and Geddington Road in lieu of financial contributions.

As part of the application process, the Crime Prevention Design Advisor has been consulted and has raised no objections to the proposal. Overall natural surveillance of open space and parking areas is good and shared rear accesses to gardens are gated.

There is no through vehicle route and there would be good pedestrian connectivity to Stanion Lane, with secondary (emergency) pedestrian access into Toll Gate Place.

Potential for Flood Risk/Drainage/Contamination

With regard to flood risk, parts of the site fall within the higher risk Flood Zones 2 & 3 as defined on the Environment Agency's flood risk maps. Policy 13 of the North Northamptonshire Core Spatial Strategy requires development to adequately address the issue of flood risk.

Given that part of the site lies within Flood Zones 2 & 3, in accordance with the NPPF, the application is supported by a Sequential Test. The test shows that no other sites within Flood Zone 1 meet the relevant criteria in that they are not reasonably available. Technical guidance to the NPPF states that residential development is appropriate in Flood Zone 2, and on that basis, there is no requirement for the developer to provide an Exceptions Test in addition to the Sequential Test.

In terms of the site layout, it has been specifically designed to ensure that the built form, which is roads, dwellings and parking areas, do not breach the 1 in 100 year flood line (Flood Zone 3) as shown on the Environment Agency's flood risk maps.

In addition to the Authority's assessment, the Environment Agency has also been consulted as part of the submitted Flood Risk Assessment.

Flooding is one of the main concerns raised by residents in their objection to the proposal, and the local ward Councillor has supplied photographic evidence of the site and the green areas beyond when they are waterlogged or flooded. This information was passed to the Environment Agency to aid them in their response.

The Flood Risk Assessment has been assessed by the Environment Agency, who have considered its content and have not objected to the proposal subject to conditions. These conditions require the developer to submit the following information for approval before development commences/buildings are erected:

- A surface water drainage scheme based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development.
 - This requires the submission of detailed calculations, confirmation of the proposed impermeable area, detailed design drawings and maintenance/adoption proposals for every element of the system
- Full details of a mains foul sewage infrastructure scheme (on and off-site)

The Environment Agency also provides a number of informative notes to supplement the condition requests and these will be passed onto the applicant.

Anglian Water were also consulted on the application and do not object to the proposal, but re-iterate the Environment Agency's request for a surface water drainage condition, and provide a list of informative notes which will be passed onto the applicant.

In respect of contamination, the Environment Agency and internally our Environmental Health team have been consulted. Neither party have objected to the application on these grounds. Our Environmental Health team have recommended that a precautionary condition is imposed on any permission given. This gives the Authority greater control in the event that any contamination is discovered during development, and is a reasonable to impose as a planning condition.

Subject to the recommended conditions relating to flood risk, drainage and the precautionary condition relating to contamination, the proposal is considered to be acceptable with regard to drainage, flood risk, and in the event that contamination is discovered during the development process.

Impact on ecology/Trees/Landscaping.

The application site is largely clear of vegetation as it is currently open grassland. There are a number of trees/hedgerows to the boundaries of the site with Stanion Lane and Bessemer Grove though. Residents have raised a number of concerns relating to loss of and/or harm to wildlife as a result of the application.

An ecology assessment was submitted with the application and this has been assessed by the Wildlife Trust and Natural England. The report assesses ecological designations as well as habitats & protected species.

In the conclusions of the report, the impact on habitats is regarded to be minimal. It is acknowledged that bats may be attracted to some of the horse chestnut trees just outside the application site, and it is recommended that these remain unlit to ensure that they remain accessible to any foraging bats.

The Wildlife Trust have not made any representations to the application, and Natural England have not raised objections. They have referred the Authority to their Standing Advice notes, which in this case state that:

- *permission could be granted (subject to other constraints) and that the authority should “Consider requesting enhancements”*

Enhancements to ecology can be secured through an appropriate landscaping scheme, which will be a condition imposed on any permission issued. Landscaping will also be important with regard to the overall visual appearance of the development.

Bin Storage/Collection.

Each property, including the flats, will have their own amenity space in the form of a yard/garden, where bins can be stored out of sight of the highway rather than to the fronts of properties.

Bin collections will take place from the kerbside and the occupants of each property will only have a short distance to take their bins to the kerbside.

Sustainability

The properties will be built with sustainable features, the details of which can be agreed via a condition. Policy 14 of the Core Spatial Strategy requires at least 10% of the demand for energy will be met on site and renewably and/or from a decentralised renewable or low carbon energy supply. The precise details of these sustainable measures can be agreed via conditions, which is necessary to ensure accordance with the Policy.

Impact on local Infrastructure/Section 106

This proposal involves the development of 18 dwellings on a greenfield site, and therefore there will be some impact upon the local infrastructure. A Section 106 legal agreement would accompany the planning permission and the Heads of Terms would be.

- Education
- Affordable housing
- Water Cycle strategy
- S106 Monitoring Officer

Following discussions with the applicant and Highway Authority, the Highway Authority have accepted some improvement works to Stanion Lane in lieu of a Section 106 contribution. These improvements will be secured by a planning condition.

It is considered that the off-site contributions meet the three tests to ensure compliance with the CIL (Community Infrastructure Levy) regulations, which are as follows:

- Necessary to make the development acceptable in planning terms
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development

Without the contributions as listed above, it is considered that the development would not be acceptable in planning terms.

Conclusion

The principle of residential development at this site is considered to be acceptable and the majority of the site is allocated for this use. Where the site is not allocated for residential, it is proposed to be new public open space associated with the development.

There is local opposition to the proposals, particularly on the grounds of flood risk and loss of open space. Referring to the Inspector's ruling on the Village Green application and in the absence of an objection from the Environment Agency on flood risk, it would be unreasonable to refuse the application on these grounds.

The NPPF is clear that development proposals that accord with the development plan should be approved without delay.

Taking all of the above issues into account, it is considered that the proposals would be acceptable in the form proposed, and the recommendation is for approval subject to the completion of a Section 106 agreement, and a range of planning conditions.

Recommendation:

Approval subject to the following conditions:

Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date of this approval.

Reason: *These are the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning & Compensation Act 2004.*

Drawings

2. The development hereby approved shall be fully implemented in accordance with the following approved plans:-

Layout Plans

- RDC793_510 – Phase One Planning Layout
- 16362/2016 Rev B – Stanion Lane Regrade

Housetypes - Proposed Plans and Elevations

- RDC 793/501 – 2B4P – Plots 1-7 & 12-14 (excludes plot 2)
- RDC 793/501.1 – 2B4P – Plot 2
- RDC 793/502 – 3B5P – Plots 8-9 & 15-16
- RDC 793/503 – Mais – Plots 10-11
- RDC 793/504 – Mais – Plots 17-18
- RDC 793/620 - Streetscenes

Reason: *For the avoidance of doubt and in the interests of proper planning.*

On-site highway infrastructure work

3. Other than site preparation and clearance work, development shall not commence until engineering, drainage, street lighting, and other construction details required to facilitate access to the site have been submitted to and agreed in writing with the Local Planning Authority.

The agreed programme of works shall be implemented and footpaths shall be retained for their designated use.

Reason: *In the interests of traffic safety and convenience in accordance with the sustainable development policies as set out in Policy, 13 d & e. of the North Northamptonshire Core Spatial Strategy 2008 .*

Drainage/Flood Risk Prevention

4. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 years critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall

subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- Confirmation of the total site area and the proposed impermeable area. The scheme shall be designed for the contributing impermeable area only.
- Detailed calculations to support the proposal. These must be updated to reflect the 3l/s rate of discharge (Please see informative note below).
- Detailed design drawings including sections through the storage and flow control with levels to Ordnance Datum and the Manufacturers discharge curve for the vortex flow control.
- The maintenance and/or adoption proposals for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future users in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) reference CSB/KM/E/16362/B4 dated November 2012 and the following mitigation measures detailed within the FRA:

- Finished floor levels are set 600mm above the 1% AEP (1 in 100 year event). The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy

6. No works relating to buildings shall be undertaken in connection with any phase of the development hereby permitted until full details of a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. No building shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure. In accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Contamination

7. If, during development, contamination not previously considered is identified then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority.

Reason: To take account of and to avoid any effects from any contamination on the site

Landscaping

8. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented concurrently with the development and shall be completed not later than the first planting season following the substantial completion of the development. Any trees and shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees and shrubs of similar size and species to those originally required to be planted or other species as may be agreed.

Reason: *In the interests of visual amenity, crime prevention and to accord with 'Saved' Policy P1 (E) of the Corby Borough Local Plan and Policy 13 of the North Northamptonshire Core Spatial Strategy.*

9. The landscaping details referred to in condition 5 shall be accompanied by a landscape management plan, including timing, long term design objectives, management responsibilities and maintenance schedules for all landscaped areas. The Landscape Management Plan shall be implemented in accordance with the approved details.

Reason: *In the interests of visual & residential amenity in accordance with Policy 13 h & i of the North Northamptonshire Core Spatial Strategy 2008.*

Materials for Buildings

10. Prior to the commencement of building construction colours and sample panels of wall and roof materials to be used on the buildings shall be made available on site for inspection and shall be approved in writing by the Local Planning Authority prior to being used. The scheme shall be implemented in accordance with the approved details and thereafter retained as such.

Reason: *In the interests of visual amenity, crime prevention and to accord with 'Saved' Policy P1 (E) of the Corby Borough Local Plan and Policy 13 of the North Northamptonshire Core Spatial Strategy.*

Boundary & Parking Area Treatments

11. A boundary and parking area treatments plan shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details, which shall be implemented prior to first occupation of each respective dwelling unless otherwise agreed in writing.

Reason: *In the interests of visual amenity and crime prevention in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.*

Construction Environment Management Plan

12. Prior to the commencement of building construction of each phase, a detailed Construction Environment Management Plan for the construction phase(s) of the development shall be submitted to the Local Planning Authority.

The plan shall include:

- a. hours of working
- b. locations for the loading and storage of all plant, machinery and materials including oils and chemicals to be used in connection with the construction of the development
- c. details of any bunds, fences and other security measures to be placed on the site including the time periods for placing and retaining bunds and fences, and the use of decorative displays and facilities for public viewing
- d. provision for the on-going maintenance' of any such bunds, fences and other measures ,
- e. a waste management plan
- f. measures to prevent the pollution of surface and ground water arising from the construction process
- g. sound attenuation measures incorporated to reduce construction noise at source
- h. details of measures to be taken to reduce the generation of dust
- i. vehicle parking for site operatives and visitors, and the routes of construction traffic to and from the site, and
- j. wheel washing facilities.

The developer shall put in place a system to ensure that all operational vehicles arriving at or leaving the site are appropriately sealed or covered so as to prevent any material

spillage, wind blow and odour nuisance and be cleansed of mud so that no material or any other debris is deposited on the adopted highway (maintainable at public expense).

All trees to be protected on and bordering the site during the development shall be safeguarded so that no fire will be lit within 15 metres, no concrete mixing to take place within 10 metres, and no oil, cement, bitumen or chemicals is stored within 10 metres.

The development shall only be implemented in accordance with the Construction Environment Management Plan, or any subsequent revisions that are submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of public safety and amenity in line with Policy 13(l) of the North Northamptonshire Core Spatial Strategy 2008, and to encourage 'considerate contractor' activity.*

Green Building Specification & Energy Use

13. Prior to the commencement of building construction, a detailed scheme is to be submitted for the prior approval of the Local Planning Authority demonstrating how the on-site demand for energy will be delivered from renewable or from decentralised renewable or low-carbon energy supply sources. The scheme shall demonstrate the extent to which a minimum of 10% (or higher proportion) of such energy demand will be met on site. The scheme shall be implemented and managed in accordance with the approved details.

Reason for Condition: *In accordance with the expectations of Policy 14 of the North Northamptonshire Core Spatial Strategy to secure a minimum of 10% of the demand, for energy to be met on-site and/or renewably and/or from a decentralised supplies.*

Lighting.

14. Details of all external lighting design and luminance shall be submitted to and approved in writing by the Local Planning Authority before first occupation. The scheme shall be implemented in accordance with the approved details and thereafter retained as such

Reason: *In the interests of Highway Safety and Crime Prevention in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.*

Reasons for Approval:

The proposal to erect 18 dwellings, with associated works on land off Stanion Lane is considered, subject to conditions, to be an acceptable form of development. The scheme would accord with Policy and subject to the conditions attached to this permission, the proposed development would be acceptable in terms of its design, layout, crime prevention and impacts upon highway safety and ecology. The development would not have an adverse impact on the amenities of neighbouring occupiers, or future residents of the site, and would be acceptable with regard to flood risk.

The proposal is therefore considered to be in accordance with 'Saved' Policies P1(E), P2(E), P11(R) and P5(C) of the adopted Corby Borough Local Plan and with Policies 13, 14 and 15 of the North Northamptonshire Core Spatial Strategy.

Statement of Applicant Involvement:

Discussions with the applicant's agent have led to the submission of amended plans to address concerns relating to layout, residential amenity and highway improvements.

Officer to Contact:

Dean Wishart

12/00438/DPA

Stanion lane Phase 1

