

Applications for Planning Permission

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| 16/00370/DPA | Erection Of 21 Dwelling houses Including Associated Infrastructure And Landscaping – Glebe Farm, 10a Church Street, Weldon |
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Background:

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.
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. 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.
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.

Description:

5. This application seeks consent for the erection of 21 dwellings (comprising 6x1 bed, 2x2 bed, 5x3 bed, 5x4 bed and 3x5 bed properties) 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.

History:

6. There is no relevant planning history. There have previously been applications approved for the conversion of barns that once formed part of Glebe Farm – but these related to buildings along Church Street to the North that are outside of the current application site.

Policies:

7. The National Planning Policy Framework (2012)
8. Policies 2, 4, 5, 6, 8, 9, 11, 15, 29, and 30 of the North Northamptonshire Joint Core Strategy (2016)
9. The Planning (Listed Building and Conservation Areas) Act 1990

Consultation:

10. Weldon Parish Council (consulted initially on 23/09/16 and again on amended plans on 19/10/17) – Objection for the following reasons:

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| There are bats, barn owls and adders within the site | Impact on highways |
| Lack on infrastructure to support the housing | Lack of community facilities (health, education, etc) within Weldon |
| Footpath proposed not fit for purpose | Cumulative impact of housing sties within Weldon |
| Lack of access to rear of existing properties | Lack of consultation on behalf of the |

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| on Church Street | developers |
| Asbestos within the existing barns | |

11. Local Lead Flood Authority – No objection. Recommend imposition of conditions related to surface water drainage details and ownership/management of said surface water drainage system.
12. Environment Agency – No objection. Recommend imposition of condition relating to the proposed remediation strategy.
13. CBC Environmental Health – No objection.
14. CBC Housing – No objection.
15. Northants Police – No objection.
16. Anglian Water – No objection. Recommend the imposition of a condition relating to a foul water strategy.
17. NCC Archaeology – No objection. Recommend the imposition of a condition relating the an archaeological programme of works.
18. NCC – No objection. Require s106 contribution towards early years and primary school education.
19. NCC Highways – Objection. The proposals in their current format are contrary to the Highways Standards adopted by NCC for a number of specific reasons. The Travel Plan is currently insufficiently robust. These matters are discussed in full detail below.
20. CBC Trees – No objection. Recommend condition relating to a revised Arboricultural Impact Assessment and Tree Protection Plan given age of information submitted with the application
21. NCC Ecology – No objection. Recommend conditions relating to the recommendations contained within the Ecological Appraisal, a lighting scheme and provision of bird and bat boxes/bricks.

Advertisement/Representation:

22. Site Notice – Attached to lamp post outside of the site on 14th September 2016
23. Public Notice (ET) – Published in the Evening Telegraph on 10th and 12th October 2017
24. Neighbour Notifications were sent to the following –
 - Church of St Mary the Virgin, Church Street
 - 1a, 2, 3, 4, 5, 8, 9, 10, 10a, 11, 12, 13, 13a, 14, 15, 16, 17, 18, 19, 20, 20a, 22, 24, 26, 26a, 26b, 28, 28a, 28b Church Street, Weldon.
25. 32 Objection have been received concerned at some or all of the issues which are summarised below –

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| Impact on Highways | Asbestos within the barns |
| Impact on Character | Impact on Listed Building |
| Incongruous Design | Impact on Conservation Area |
| Backland/Infill Development | Loss of light |
| Impact Ecology | Overdevelopment |
| Loss of Privacy | Insufficient parking |
| Impact on Footpath/Right of Way | Noise |
| Pollution | Lack of consultation |
| Greenfield site/Loss of countryside | Drainage |
| Lack of social housing | |

26. These subjects are considered in full below.

Report:

Principle of Development

27. Section 38(6) of the Planning and Compulsory Purchase 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.
28. 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.
29. 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. Character and Amenity are covered in further detail below.
30. Paragraph 47 of the NPPF is clear 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 proposals.

Design, Character and Heritage

31. The proposed layout would entail a single dwelling fronting on to Church Street, with a carriageway and footpaths leading away to the South. There would initially be dwellings to its east, before it curved round to the west and branched off to the south with a private drive. In total there would be 21 properties (a mixture of 1, 2, 3, 4 and 5 bed properties) ranging from bungalows and maisonettes to two storey semi-detached and 2.5 storey detached.
32. There is a good degree of active street frontage throughout the scheme, with parking generally provided so as to maximise useage of front doors. The consultation response from Northants Police indicates that the layout and deisgn is suitable from a security perspective. This can be further enhanced through how landscaping is planned across the site – further details of which can be conditioned.
33. In terms of amenity land, all of the properties benefit from reasonably sized private gardens. As an example, the smallest of which would be Plot 9 at roughly 63m² – although Plot 9 also benefits from garden land to the side; giving the potential occupiers of it further outdoor space for the storage of bins, etc. This latter point has been raised by the Highways Authority, as insufficient information about bin storage has been provided. On balance it is considered that the rear amenity space is sufficiently large in each plot to provide each occupier with space for their bins. A condition requiring further information about the precise location in each instance will ensure against any concerns remaining.
34. Opening up the existing watercourses to provide swales through the central part of the site will provide a pleasant aspect, which, coupled with the area of open space immediately opposite plots 19 and 20, will ensure that the site does not feel overdeveloped or cramped. Indeed, it is considered that the semi-rural character of the site is reflected well in the proposed layout.
35. As mentioned above, the entrance to the site sits within the Weldon Conservation Area, which also wraps around it to the east. Though the vast majority of it is not within the heritage asset, it is visible from it and thus clearly has an impact on its setting. The result is that any scheme on the site would need to ensure it provided a sympathetic addition to the village – making the most of the historic character without creating a pastiche of it. As a result of this an external Conservation expert was asked to provide comments. This identified the following:

- The removal of existing structures would be a positive benefit to the Conservation Area
 - The stone boundary wall at the access from Church Street is an important element that should be retained/enhanced
 - The layout should enable views into the undulating arable fields and countryside beyond the site
 - Consideration of views into the site from public rights of way to the South and West
 - Boundary treatments are important
 - The entrance from Church Street originally proposed was not acceptable (amended plans were received with an improved aspect and retention/reworked stone boundary wall)
 - Blank gable of Plot 1 and three parking bays associated with it would have undue prominence
 - Typical highway standard compliant entrance would be contrary to the defined character of Church Street, which tends towards a more closed-in nature
 - Use of local natural limestone for Plot 1 and others within the site would enable it to sit more comfortably with the Conservation Area
 - Green infrastructure is key to the acceptability of any scheme
36. The first bullet point raises a key consideration in relation to the development of the site; the existing structures do not positively contribute towards the Conservation Area, or the setting of any Heritage Asset. A re-development of the site, done sensitively, would therefore be an enhancement.
37. The entrance into the site has been re-designed to reflect the comments above, as well as some of the more historic built form – with a respectfully scaled cottage fronting on to Church Street behind re-worked stone boundary walls (slightly amended from existing so as to provide visibility splays). The use of natural stone in the construction of this property (Plot 1) and the boundary wall is a key component in ensuring that the development has an appropriate relationship with the Conservation Area. Likewise, Plot 2 will be immediately visible from the Church Street and is proposed to be constructed of the same stone. A condition requiring development to be in accordance with approved plans will ensure that the front stone boundary wall is only built out in accordance with those plans.
38. The remaining properties would be a combination of mostly brick with some stone elements (notably plot 21, which would be visible from Church Street at a very acute angle). This is a reflection of Weldon in general, and considered to be appropriate. Given the sensitive nature of the site it is reasonable to require the submission of sample materials via condition as part of any approval.
39. The proposed layout includes an area of public open space to the south of the access – this would enable views, albeit limited in scope, through the site from Church Street into the open countryside beyond. The Conservation advice received referenced this as being a key opportunity, and the provision of it within the revised layouts is therefore considered to be a positive amendment to the originally proposed scheme.
40. 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. As you properties get larger they get more ornate, as you would imagine – which links well with the more historic parts of Weldon; where smaller agricultural labourers cottages sit alongside the larger farm houses, etc.
41. With respect to paragraph 128 of the NPPF, and bearing in mind the advice provided by the Conservation Specialist, Officers consider that the submitted Historic Environment Desk-Based Assessment provides a robust account of the impact of the proposals on the Weldon Conservation Area and Listed Buildings within the near vicinity; one that is proportionate to the importance of those assets.

42. It is considered that the proposals, as a result of the considerations above, will have a positive impact on the Conservation Area by virtue of the removal of the incongruous, relatively modern, barn structures from the site – and their replacement by a more sympathetically designed and laid out residential development. As per paragraph 137 of the NPPF, local planning authorities should look favourably upon such development.
43. A Sustainability Statement (Checklist) was submitted with the application, and provides some basic information about methods intended to be incorporated within the design of the houses. It is not considered that this document is sufficient in its current state. As such a condition is proposed that would secure additional information. This will enable the scheme to meet the requirements of Policy 9 of the NNJCS.

Archaeology

44. Northamptonshire County Council's Archaeologist has responded to the proposals with a request for a condition to be placed on any permission requiring an archaeological programme of works prior to the commencement of development. Doing so will ensure that the development accords with Para 141 of the NPPF and those criteria within Policy 2 of the North Northamptonshire Joint Core Strategy that have regard to archaeological heritage assets.
45. For the reasons set out above it is considered that the proposals accord with the requirements of Policies 8 and 9 of the JCS as well as Sections 7 and 12 of the NPPF. Furthermore, it is considered that the proposals would represent a positive addition to Weldon Conservation Area – and the requirements as set out at paragraph 26 (above) are met in full.

Residential Amenity

46. 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 properties is considered to be reasonable.
47. 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. Plot 1 would benefit from a rear garden appropriate for its scale, albeit of an irregular 'T' shape.
48. 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. Again, the rear amenity space for Plot 2, measuring circa 10m x 10m is considered to be acceptable.
49. Plot 3 and 4 would sit opposite Plot 21, but would be sufficiently distanced to ensure against privacy concerns in relation to the windows to the front elevation. The positioning of the garages between the rear gardens of Plots 3 and 4 would ensure against privacy issues between the two – while the distances involved would ensure against loss of light to habitable rooms or the immediate part of the rear amenity spaces. They would both back on to woodland – thus ensuring against any amenity issues.
50. Plots 5, 6, 7 and 8 are positioned to the southeast corner of the site – backing on to open countryside. The relationship between the plots in terms of light and privacy are considered to be acceptable. Plots 5, 6 and 7 benefit from extensive private gardens, while Plot 8's measure circa 83m².
51. Plots 9 and 10 would have the smallest rear amenity spaces – both measuring approximately 63m². Given that these properties are to be 2 bed (4 person) properties – that level of outdoor space is entirely acceptable. These properties, along with Plots 11-16, would also back on to open countryside; meaning that no overlooking will occur to the rear. The design

of Plots 9-16, coupled with their layout, also ensures against privacy concerns between them. Plots 15 and 16, which are set back from those plots to the south would benefit from having Permitted Development Rights removed to ensure against any issues arising through the installation of new windows.

52. Plots 17, 18, 19 and 20 would back on to existing properties along Church Street at a distance no less than 14m. 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 22m between the rear windows along plots 17-20 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.
53. Plot 21, likewise, would have windows facing towards No. 10a Church Street – but the positioning of garages, boundary treatment and the distances involved will mean no overlooking will take place.
54. As such it is considered that the proposals are in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy in so far as they have regard to matters of residential amenity.

Highways and Right of Way

55. The proposal sets out how the 21 properties would be accessed via a remodelled access from Church Street, with an inverted 'L' shape road surface and two private drives (one in the north-western corner, and the other in the south eastern) – which would serve 3 and 4 dwellings respectively. Parking is to be achieved through a combination of garages, dedicated parking bays, and on street parking – with a total of 37 dedicated parking spaces and 16 spaces within garages. Thus parking is provided at 2.52 spaces per dwelling across the whole site, not taking into account any parking on street that may be possible.
56. With respect to the triple tandem parking spaces, these relate to plots whereby there are two tandem bays immediately in front of a single garage. Given the high level of parking required by NCC following its adoption of new parking standards in 2016, 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.
57. The application has been subject to a number of amendments aimed at overcoming the concerns expressed by Northamptonshire Highways. The outstanding concerns are set out below:
 - The inclusion of triple tandem parking spaces
 - Insufficient widths of private drives (NCC require 5.5m)
 - Trees should be no closer than 2.5m from the highway boundary
 - Transport Assessment need to be revised
 - Travel Plan is required
 - Lack of information relating to hard surface materials and gradient for private drives, culvert crossing details, access gradient, pedestrian crossing points
58. Likewise, the proposed private drive width is considered reasonable for the number of vehicles likely to make use of the spaces within this site. Though there are certain parts of the scheme which fall below NCC's standards, it is considered that this is not so detrimental to safety on the site to warrant refusal of an otherwise acceptable development. Where widths are narrow, it is likely that motorists and pedestrians will exercise increased care – a point made clearly within the Government's guidance document, "Manual for Streets 2" (2010).
59. The points made in relation to trees, the Travel Plan, hard surface materials, gradient and pedestrian crossing points are material considerations, but such that can be dealt with via condition.

60. As a result of the above, and notwithstanding the concerns expressed by Northamptonshire Highways, it is considered that the proposals are in broad accordance with the requirements of Policies 8 and 15 of the North Northamptonshire Joint Core Strategy with respect to its relationship with the highway network.

Drainage

61. The applicant has submitted a Drainage Strategy, Soakaway Testing and Flood Risk Assessment with the application. Having consulted with the Local Lead Flood Authority, it is considered necessary to apply conditions requiring further information in relation to the drainage strategy and ongoing maintenance thereof.
62. Anglian Water was also consulted and have no objection, though they seek a condition requiring details of a foul water strategy. As such, it is considered that the proposals meet the requirements of Paragraph 103 of the NPPF and those parts of Policies 5 and 8 of the North Northamptonshire Joint Core Strategy that have regard to matters of flood management.

Contamination

63. The Environment Agency has no objection to the scheme but require conditions relating to contamination. This information is also required by CBC's Environmental Protection team. This is standard practice for such developments and will ensure the site complies with Policy 6 of the North Northamptonshire Joint Core Strategy in terms of land contamination.

Trees

64. The applicant has submitted a Tree Survey and Arboricultural Impact Assessment, and these are considered sufficient to positively determine the application by CBC's Arboriculturalist. However, due to the length of time between these documents being drafted and the determination of the application, it is considered necessary to include a condition requiring revised versions of the documents – so as to take account of any changes that may have taken place on site during that period. This validation seems to be a reasonable approach in the circumstances.

Ecology

65. Weldon Parish Council has identified that the existing barns might be home to protected species – namely bats, adders and barn owls. Paragraph 118 of the NPPF along with Policy 4 of the North Northamptonshire Joint Core Strategy requires developments to deliver a net gain in biodiversity.
66. The submitted Ecological Appraisal is dated April 2016 – and the survey that underpins it was conducted in April 2015. BS42020 allows for 2-3 years for ecological survey age. NCC Ecology have confirmed that this is acceptable in this instance. They have suggested that any permission should include a condition requiring a badger method statement, which would be incorporated within the CEMP for the site. Furthermore, additional information about lighting should be secured to ensure that it is appropriate along the boundary with the adjacent woodland. Finally, bat and bird boxes should be secured so as to mitigate against the loss of some bird nesting habitat and assist the development in securing the net biodiversity gain that is required by Policy 4 of the North Northamptonshire Joint Core Strategy.

S106 Obligations

67. The applicant has proposed a total of 8 affordable units across the site (as shown on drawing number RDC1021_102 (Planning Layout). The quantum and type of these will form an obligation within the s106 agreement.
68. Northamptonshire County Council has responded to the application with a request for s.106 contributions towards early years and primary school education. They have based the contribution on their standard cost calculator, which would total £63,052 for Primary School provision.
69. 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.

70. **Recommendation:**

Approve subject to completion of a s106 Agreement and to the following conditions

1 Full planning permission

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. List of Approved Plans and Drawings

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:

- 'Planning Layout' RDC1021_102 Rev J
- 'Tracking Layout' RDC 1021_1A
- 'BU' RDC1021_130
- '2BTW' RDC1021_131
- 'CMAIS(1)' RDC1021_133
- 'CMAIS' RDC_132
- 'Type 3A Plans and Elevations' LLC1021-PL-204
- 'Type 5 Plans and Elevations' LLC1021-PL-205
- 'Type 6 Plans and Elevations' LLC1021-PL-222
- 'Type 12 Elevations' LLC1021-PL-224
- 'Type 12 Floor Plans' LLC1021-PL-223
- 'Type 9 Plans and Elevations' LLC1021-PL-211
- 'Type 9 Plans and Elevations' LLC1021-PL-212
- 'Type 11 Plans and Elevations' LLC1021-PL-215
- 'Type 11 Plans and Elevations' LLC1021-PL-216
- 'Street Elevation onto Church Street' LLC1021-PL-221

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.

3. Archaeological Programme of Works

No demolition/development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

- a) the statement of significance and research objectives
- b) the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- c) the programme for post-excavation assessment and subsequent analysis, publication and dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To ensure that archaeological remains and features are recorded prior to their destruction in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

4. Surface Water Drainage

A) 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. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied and retained thereafter. 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 basins.
- 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 control devices.
- iv) Full specification for any permeable paving.
- v) Details of the ownership and maintenance for every element of the surface water drainage system proposed (for the lifetime of the development and to include a maintenance schedule that sets out which assets need to be maintained, at what intervals and using what methods. The maintenance schedule to be accompanied by a site plan to include access points, easements and outfalls and operational areas.

Reason: to reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the North Northamptonshire Joint Core Strategy.

5. Foul Water Strategy

No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy and they shall be retained thereafter.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

6. Contaminated Land Remediation Report

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set outlining the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that any remediation, if required, is verified as completed to the agreed standards for the protection of controlled waters in accordance with Policy 6 of the North Northamptonshire Joint Core Strategy.

7. Travel Plan

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.

8. Vehicle to Vehicle Visibility

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.

9. Vehicle to Pedestrian Visibility

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.

10. Shared Private Drives [Combined Condition covers surfacing and gradient as well]

Prior to first use or occupation of the development hereby permitted, the means of vehicular access shall be of (or widened to) a minimum width of 4.5m for the first 10.0m from the Highway Boundary. That area shall be paved with a hard bound surface for the first 5m from the highway boundary such surfacing shall thereafter be retained. The maximum gradient over the 5m distance shall not exceed 1 in 15.

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.

11. Parking and Turning

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.

12. Tactile Pedestrian Crossing Points

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 RDC1021_102. 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.

13. Submission and Approval of Landscaping Scheme

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.

14. Submission and Revised Arboricultural Impact Assessment and Tree Protection Plan

No construction shall take place until there has been submitted to and approved in writing by the Local Planning Authority a revised Arboricultural Impact Assessment and Tree Protection Plan

Reason: To protect the retained trees from damage during construction, including all ground works, and in recognition of the contribution which the retained trees give and will continue to give to the amenity of the area in accordance with Policy 8 of the North Northamptonshire joint Core Strategy.

15. Securing a suite of measures recommended in an ecological report

The proposed development shall be undertaken in compliance with the recommendations as detailed in section 4 (Ecological Assessment and Mitigation) of the approved Ecological Appraisal ref 5543 dated April 2016 prepared by 'Ecus' and shall be implemented in full accordance with these details. This shall include, but not be limited to:

- Use of native or known wildlife-attracting shrub species within the landscaping scheme
- Any new trees to be planted should be native species typical of the local area
- Swales to be seeded with appropriate native plant mixes to develop a flower-rich damp grassland
- Submission of a Badger Method Statement as part of a site wide Construction Environment Management Plan
- Installation of bat and bird boxes to enable long term roosting opportunities on site
- A sensitive lighting plan
- A secondary survey of the ditch section to assess any changes in suitability for this species since the original survey was undertaken.

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.

16. Submission of samples before specified elements started

Samples of the materials to be used in the construction of the dwellings, boundary walls/fences and hard surfaced areas shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved samples before the building is occupied.

Reason: In order that the external appearance of the building is satisfactory and its relationship with the Conservation Areas appropriate, in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

17. Cycle and Bin Storage

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.

18. Sustainability Measures

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.

19. No Further Windows

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 the East and West elevation of Plot 1, the South elevation of Plot 15 and the North elevation of Plot 16 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.

Statement of Applicant Involvement:

Discussions with the agent have lead to the submission of amended plans to address concerns relating to design and appearance of the scheme and to mitigate impacts on neighbouring dwellings.

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