

Development Control Committee

8 November 2016

16/00170/OUT	Erection of up to 131 no. dwellings, provision of open space and works At Kingswood School, Gainsborough Road, Corby
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Background

The application site is a 3.59 hectares site located off Gainsborough Road. Uppingham Road (A6003) is to the west and is separated from the site by a playing field. Directly to the north of the site is the newly opened Kingswood School and along the southern boundary are residential dwellings on Norway Close. The surrounding area is predominantly residential in character.

The site comprises of a disused secondary school (Kingswood Upper School) which is now surplus to requirements of the Local Education Authority. The main access to the site is gained from Gainsborough Road to the north eastern corner of the site.

Outline planning permission was granted in 2013 for demolition of existing buildings and development of up to 90 dwellings with associated access, open space, play area and landscaping (13/00241/OUT). The principle of residential use for the site has therefore been established on the site.

Proposal

This is a detailed application for the erection of up to 131 no. dwellings, provision of open space and works. Access into the site would be via an existing access point which served the school site in the north eastern corner of the site. Additional works will be required to the access to create pedestrian footpaths.

The proposal is for 131 no. dwellings of which 107 no. are for private sale with the remaining 24 no. for affordable housing which represents a total of 18% provision. The site is 3.59 hectares in area. The proposal represents a density of 36 dwellings per hectare.

The proposed development is all two storeys in height and the mix of dwellings comprise of 18 no. 2 bed units, 48 no. 3 bed unit and 65 no. 4 bed units. The proposed development will comprise of detached, semi-detached and terrace dwellings.

Site History

A brief history of the site comprises the following applications:

92/00089/CO - Development of land for a golf driving range and erection of associated buildings - Application Refused 22nd July 1992

92/00115/CO - Conversion and extension of tractor store to form drama and dance studio – Application Permitted 26th June 1992

93/00167/CO - Kingswood Secondary School Gainsborough Road Corby - Conversion and extension of domestic science rooms to form a new library – Application Permitted 15th July 1993

01/00032/DPA - Extension and alterations to ground and first floor of existing science block - Application Permitted 20th March 2001

02/00286/DPA - Erection of security fence - Application Permitted 2nd September 2002

13/00164/COC - Demolition of the former Kingswood School and all outbuildings including site supervisors bungalow – Application Permitted 20th June 2013 (Northamptonshire County Council Application)

13/00241/OUT - Demolition of existing buildings and development of up to 90 dwellings with associated access, open space, play area and landscaping - Application Permitted 28th February 2014

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004, still requires all applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF) was adopted by Government in 2012 and sets out the planning policies for England and how they are expected to be applied. The NPPF is a material consideration in planning decisions.

Paragraphs 214 and 215 of the NPPF make clear that where a local authority does not possess a development plan adopted since 2004, due weight may only be given to relevant policies in existing plans according to their degree of conformity with the NPPF. Moreover, the government has also released further guidance in the form of National Planning Practice Guidance (NPPG) which has been taken into consideration.

At the heart of national planning policy is the *presumption in favour of sustainable development* which is seen as a golden thread running through both plan-making and decision-taking. Development must fulfil 3 roles, namely an economic, social and environmental role in order to be sustainable.

In July 2016 the North Northamptonshire Joint Core Strategy (JCS) was adopted and this document sets out the overall spatial strategy for North Northamptonshire for the period 2011-2031 and provides the basis for considering any future growth, and a continuing focus on the growth of towns as the focus for infrastructure investment and higher order facilities to support major employment, housing, retail and leisure development.

Due regard has been had to the implications of both the NPPF, NPPG and JCS during the assessment of this planning application.

The Corby Borough Local Plan was adopted in 1997 and certain policies have been saved as they are in general conformity with the policies of the NPPF.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) identifies a set of core land use planning principles which now underpin both plan-making and decision making. These 12 principles include that planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs, securing a good standard of amenity for all existing and future occupants of land and buildings. Achieving these three roles is imperative for any scheme to be considered acceptable.

Policy 4 requires transport policies to facilitate sustainable development by contributing to wider sustainability and health objectives.

Policy 6 seeks to boost significantly the supply of housing. Local Authorities are required to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. In addition, identify and update annually a supply of specific deliverable sites to provide five years' worth of housing against the Local Authority housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land.

Policy 7 attaches great importance to the design of the built environment.

Policy 8 seeks to facilitate and create healthy, inclusive communities by involving all sections of the community in the development of local plans and planning decisions in order to create a shared vision with communities of the residential environment and facilities they wish to see.

Policy 10 requires that planning play a key role in helping shape places to secure reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impact of climate change and support the delivery of renewable and low carbon energy and associated infrastructure.

Policy 11 seeks to conserve and enhance the natural environment by protecting and enhancing valued landscapes, geological conservation interests and soils to prevent both new and existing development from contributing to or being put at unacceptable risk from being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. The remediation and mitigation of despoiled, degraded, derelict, contaminated and unstable land would also be required.

North Northamptonshire Joint Core Strategy 2011-2031

The North Northamptonshire Joint Core Strategy was adopted in July 2016 by the Joint Committee representing the Councils of Corby, East Northamptonshire, Kettering and Wellingborough and Northamptonshire County Council. This is now the strategic plan for the period up to 2031.

The following policies are relevant to the application under consideration:

Policy 1 states that when considering development proposals the Local Planning Authority would take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

Policy 3 requires that development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area which it would affect.

Policy 4 requires that a net gain in biodiversity would be sought and features of geological interest will be protected and enhanced through protecting existing biodiversity and geo-diversity assets; ecological networks and supporting, through developer contributions development design, the protection and recovery of priority habitats and species linked to national and local targets.

Policy 5 requires that development should contribute towards reducing the risk of flooding and to the protection and improvement of the quality of the water environment.

Policy 6 requires that where development is situated on a site with known or high likelihood of contamination, remediation strategies to manage this contamination will be required.

Policy 7 requires that development should support and enhance community services and facilities.

Policy 8 supports the North Northamptonshire place shaping principles and requires that development should create connected places; make safe and pleasant streets and spaces, and ensure places are adaptable, flexible and diverse as well as creating a distinctive local character. This would result in ensuring quality of life and safer and healthier communities.

Policy 9 requires that development should incorporate measures to ensure high standards of resource and energy efficiency with reduction in carbon emissions.

Policy 10 requires that development should be supported by the timely delivery of infrastructure, services and facilities necessary to meet the needs arising from the development and to support the development of North Northamptonshire.

Policy 11 requires development to be distributed to strengthen the network of settlements to retain and maintain the special mixed urban/rural character of North Northamptonshire with its distinctive and separate settlements through the avoidance of coalescence.

Policy 15 seeks to strengthen connectivity within and around settlements by managing development and investment.

Policy 28 requires local planning authorities to maintain a rolling supply of deliverable sites to provide 5 years' worth of housing.

Policy 29 requires new housing to be accommodated in line with the Spatial Strategy with a strong focus at the Growth Towns as the most sustainable locations for development. The re-use of suitable previously developed land and buildings within Growth Towns will be encouraged.

Policy 30 seeks housing development to provide a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs.

In this instance, the relevant Local Plan policies possess a good degree of conformity with the requirements of both the NPPF and the NPPG. As such, considerable weight may still be given to Policies 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15, 28, 29 and 30 of the North Northamptonshire Joint Core Strategy (JCS) which outlines a number of principles to be complied with to achieve sustainable development. These includes promoting good design, planning out crime, reducing flood risk and in the case of sustainable urban extensions, to be integrated with the existing communities but also giving residents a sense of place and local identity.

Consultations

The following technical consultees were invited to comment on the application and provided below are the comments received:

County Archaeology – No objection subject to a condition for a programme of archaeological work to be submitted.

Environmental Services (Environmental Health) – No objection subject to a condition requiring the development to be carried out in accordance with the recommendations in the acoustic report.

Sport England – It is considered that the local school rationalisation programme reorganized the school playing field provision both in terms of quality and quantity or provision and this reorganisation was agreed by Sport England in 2007. This being the case, Sport England does not wish to raise an objection to this application.

Northamptonshire County Council (Development Management) – Request contributions towards education, fire hydrants and broadband.

Crime Prevention Design Advisor - No objection subject to security requirements for lighting, physical security to dwellings and boundary details.

Anglian Water – No objection subject to conditions in regards to a foul water strategy and surface water management strategy being submitted.

Natural England – No comments to make on this application.

Environment Agency – No objection subject to a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site.

Local Lead Flood Authority – Whilst they raise concerns with submitted information they have confirmed that they are satisfied with the imposition of a condition which requires a surface water drainage scheme based on sustainable drainage principles to be submitted and agreed in writing by the Local Planning Authority.

Northamptonshire County Council (Highway Authority) – Still awaiting final comments following the submission of revised plans.

Advertisement/Representations

Site Notices were erected on lamp post outside the site on 14th June 2016.

Public Notice – The application was advertised in the Evening Telegraph on 14th July 2016.

Neighbour Notification –

The Kingswood School, Gainsborough Road

13, 14, 15, 16, 17, 18, 19, 20 Norway Close

494 Gainsborough Road

8, 19, 19A Kingswood Place

Summary of representations

4 letters of representation were received and the following concerns have been identified:

Concern over potential issues in relation to flooding/run-off from the site onto adjacent site as a result of variations in land levels.

Details of boundary treatment required especially in relation to safeguarding of students on the adjacent school site.

Concerns of congestion over the additional access to the residential properties.

Concerns over construction traffic in regards to highway safety with users of the adjacent school.

Concerns of noise during the construction phase.

Concern that the development will drain into an un-adopted drains on third party land.

Concerns of historic flooding on site.

Drainage information is inaccurate and does not reflect the increase of residents since the outline consent.

Transport calculations do not reflect the increase in number of properties since outline consent.

Landscaping plan in particular shows different and inconsistent information.

Properties significantly closer to the houses on Norway Close.

Report

Principle of Development

The starting point for decision making on all planning application is that they must be made in accordance with the adopted development plan unless material considerations indicate otherwise. The development plan for Corby comprises of the North Northamptonshire Joint Core Strategy and 'Saved' policies of the Corby Borough Local Plan.

The NPPF forms the thrust of national planning objectives. The adoption of the Joint Core Strategy in July 2016 demonstrates compliance with the policy objectives of the NPPF in achieving sustainable development.

With regard to the requirement to make effective use of land, this site comprises a combination of both brownfield and greenfield land which benefit from an extant planning permission approved under Ref: 13/00241/OUT and dated 28th February 2014. Para 112 of the NPPF supports the view that the development of previously developed land should be encouraged.

Policy 1 of the JCS which advocates the 'presumption in favour of sustainable development, requires that Local Planning Authorities take a pro-active approach towards housing development within the designated growth areas.

Corby as a growth area is committed to providing housing and this scheme would contribute towards housing demand. This objective is reflected in Policy 1 of the JCS which advocates the 'presumption in favour of sustainable development and requires that Local Planning Authorities take a pro-active approach towards housing development within the designated growth areas. Therefore the development of housing on this site is considered acceptable in principle.

The proposal is in compliance with core planning principles of the NPPF now embedded within local policy, and the presumption in favour of sustainable development is applied.

Housing

The NPPF emphasizes the requirement to provide a supply of housing that meets the needs of present and future generations; of a high quality and establishes a sense of place; optimising the site potential; responding to local character and history, as well as reflecting the local surroundings.

Policies 28, 29 and 30 of the JCS are all in general conformity with the NPPF in terms of maintaining a rolling supply of deliverable sites to provide 5 years' worth of housing, the distribution of new homes focused at the growth towns and providing a mix of dwelling sizes and tenures.

The scheme proposes 131 residential units on a site of 3.59 hectares in size. The Council currently has 6.24 years of deliverable land from 2016-2021 inclusive of a 5% buffer and 5.46 years inclusive of a 20% buffer. Given that Corby has been identified as a 'growth area' with a requirement to supply on average 460 dwellings per annum between the years 2011-31 the development would contribute towards maintaining a demonstrable 5 year land supply for the area.

In terms of affordable housing, Policy 30 of the JCS requires that 30% affordable housing will be provided within growth towns unless it can be demonstrated that exceptional circumstances exist which necessitate provision on another site or the local planning authority is satisfied that off-site delivery or an equivalent financial contribution for affordable housing will support urban regeneration and/or the creation of sustainable mixed and inclusive communities.

The applicants have submitted a viability appraisal which has been independently assessed. In interpreting Policy 1 of the JCS, it states that “where a development is otherwise acceptable but an independent viability appraisal demonstrates that certain policy standards cannot be achieved, the Local Planning Authority will work with the applicant to consider alternative approaches to deliver the desired policy outcomes”. This issue is dealt with further on in the report to Committee under the S106 heading.

On balance the scheme would provide an acceptable range of accommodation types and tenures.

Design, Layout and Scale

Overall the development would comprise detached, semi-detached and terraced housing and with a housing mix of 24 no. two bedroom dwellings, 82 no. three bedroom houses and 25 no. would be four bedroom units. The proposed development proposes a density of 36 dwellings per hectare. The level of density is considered acceptable and would not be out of keeping with the general character of the area.

The proposed development utilises the existing vehicular access point to the north east corner of the site which runs along the northern boundary and loops around a large central block in the middle and housing backing onto the north, west and southern boundary. A number of private drives are proposed with one directly accessed off Gainsborough Road. The main area of public space is located to the front of the site which currently contains mature trees which some will remain along the eastern boundary. A number of dwellings overlook this open space. An attenuation basin for surface water run-off is located on this open space at the front of the site adjacent to the access road. The other open space is located in the central block and with dwellings overlooking it.

The proposed layout makes more efficient use of the site from the outline consent granted for 90 dwellings back in 2014. Whilst the development is more dense than previously approved under the outline application it does not represent overdevelopment of the site and is in keeping with the general character of housing development in the area.

The proposal involves a mixture of housing types and tenures two storeys in height, including 2, 3 and 4 bedroom detached, semi detached, terraced properties. The design is for a fairly traditional architecture of brick/render and tile construction which is would conform which the character of the area.

The applicant has submitted boundary fencing details as part of the application submission. The details are generally acceptable however, some specific design issues have been raised by the Crime Prevention Design Advisor as well as the adjoining Kingswood Secondary Academy. This can be adequately addressed with the imposition of further information on boundary treatments being provided.

The development would complement the character of the area and not result in a discordant impact on the visual amenities of the area. The overall design, layout and scale is therefore considered acceptable.

Landscaping

Detailed landscape proposals have been submitted with the application which shows private garden areas, alongside each new dwelling, which will be appropriately landscaped. All significant existing trees within and along the boundaries of the site will be retained within the proposed development.

Provision of open space to the front of the site and also in the centre is proposed to be provided. There will also be a creation of a balancing pond to the front of the site which will

be appropriately landscaped with wetland grass and will provide visual interest when entering the site.

The existing trees identified within the site are mainly located on the eastern boundary with Gainsborough Road. It is noted that some trees will be removed in this area to accommodate the development however, the most prominent trees which provide widest visual amenity to the area are proposed to be retained as part of the proposal. The landscaping scheme does show a significant number of trees which are proposed to be planted throughout the development which over time will help to enhance the area and will mitigate the loss of some of the existing trees.

A condition is imposed to ensure that the development is carried out in accordance with the landscaping details submitted and that the existing trees which are proposed to be retained will be protected during the course of development. Subject to these conditions the proposed scheme is considered acceptable from a landscaping point of view.

Residential Amenity

The proposed residential areas of the development are considered to be sufficiently distant from existing housing in the area specifically in regards to Norway Close so that residential amenity in terms of privacy, loss of light or visual intrusion would not be materially affected by the new development.

In terms of the living environment created within the new development, the design and layout of all new housing are at adequate distances from each other not to result in significant adverse impact on residential amenity. The amenity space of the proposed houses is fairly limited however, is generally of the level expected in new housing developments. The provision of open space will mitigate this to some extent.

The proposed development does not meet National Space Standards in regards to internal floor area as required by Policy 30 of the JCS however, the scheme was submitted prior to the adoption of this policy. Further to this the developer has advised that this would make the scheme even more unviable than it currently is. As such given the above reasons it is considered in this instance that meeting the National Space Standards should not be imposed on this site.

Overall it is considered that a good level of living environment can be achieved in all new and existing development.

Parking and Traffic Implications

The main road fronting the site is Gainsborough Road. It is proposed to provide access to the site directly off Gainsborough Road utilising the existing access point for the school. A transport assessment has been submitted in support of the application.

The applicant is currently in discussion with the Local Planning Authority and Highway Authority over minor revisions that are required to the layout and parking. Members will be updated on the date of Committee on these matters.

The Highway Authority has also requested highway improvement works to junctions in the locality and enhancements to provide bus shelters. It is considered that the junction improvements and bus shelters can be secured through the S106 Agreement.

There is car parking provision of 2 spaces for two and three bedroom properties and 3 spaces for four bedroom properties which is considered more than sufficient parking provision for this location.

Given the nature of the development and that the development is located fairly near to shops and services, within walking distance from the town centre and has a frequent bus service very close to the site; parking provision is considered acceptable and in the best interests of realising the principles of sustainability in accordance with the NPPF.

Ecology

Section 11 of the NPPF requires the planning system to contribute to and enhance the natural and local environment by recognising the wider benefits of ecosystem services. Policy 4 of the JCS aims to conserve and enhance biodiversity and geo-diversity assets and enhance ecological networks by managing development.

An Extended Phase 1 Habitat Survey Report has been submitted with the application which has recommendations. It is considered that subject to a condition being imposed to ensure that the development is carried out in accordance with the recommendations that the proposal will be acceptable in regards to its impact on ecology of the site.

Flooding

Policy 5 of the Joint Core Strategy seeks to protect the water environment, by effectively using resources and flood risk management measures. Therefore all new development should be designed from the outset to incorporate Sustainable Drainage Systems (SUDs) wherever practicable and this in turn would reduce flood risk, improve water quality and promote environmental benefits.

The applicant has provided a Flood Risk Assessment and other drainage information which has been reviewed by Lead Local Flood Authority, Environment Agency and Anglian Water. Whilst the Lead Local Flood Authority raised some concerns with the submitted information they were satisfied that a condition requiring the submission of a surface water drainage scheme based on sustainable drainage principles will address their concerns.

The Environment Agency and Anglian Water have also suggested conditions requiring further information in regards to foul and surface water. These are considered reasonable have been included in the list of conditions outlined below.

It is noted that objections have been received in regards to issues in regards to drainage and flooding from a resident on Norway Close and Kingswood Secondary Academy. Further information has been submitted by the applicant which looks to address the concerns raised. As mentioned above the technical consultees are now satisfied with the proposal subject to conditions.

Noise

A Noise Assessment has been submitted with the application which recommends mitigation consisting of enhanced specification for glazing on dwellings to reduce any adverse impact on internal noise levels. It is considered that subject to a condition being imposed to ensure that the development is carried out in accordance with the recommendations that the proposal will be acceptable in regards to its impact on noise.

Section 106 Obligations

There have been legislative changes under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) which came into force on 6 April 2010. Regulation 122 places into law for the first time the Government's policy tests on the use of planning obligations. It is now unlawful for a planning obligation to be taken into account when determining a planning application for a development that is capable of being charged CIL if the obligation does not meet all of the following tests:

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

The NPPF also states (paragraph 203) that obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

In the context of this application the development is in a category to which Regulation 122 applies.

A viability assessment was submitted with the application and this showed that the scheme was unviable with all S106 contributions and affordable housing at the 30%.

The viability assessment has been independently reviewed and this supports the applicant's contention that the scheme is unviable (see Independent Viability Appraisal Summary by

White Land Strategies Ltd in Appendix A). Policy 1 of the JCS requires that the Local Planning Authorities work with applicants to consider alternative approaches to deliver the desired policy outcomes.

As Members will be aware a report was presented and ratified by this Committee on 25th September 2012 on the subject of Deferred Developer Contributions (DDC), which looks at deferring some contributions, with future payments coming forward if land values rise over time. Given the clear viability gap over this development the DDC approach is considered the most suitable option where it allows the scheme to proceed but on the basis that a portion of any additional future value in the site can be captured for further S106 contributions.

The agreed viability assessment shows that current maximum S106 contributions the development can afford is approximately £330,000-£350,000. This figure would allow for 18% affordable housing to be delivered on site.

Officers have spent some time with both internal and external consultees to agree relevant contributions which meet the CIL Regulations 122. Out of that the following Heads of Terms have been agreed:

- 18% Affordable Housing;
- Highways;
- Bus Shelters;
- Education (both primary and secondary);
- Community Facilities;
- Open Space Maintenance;

With regard to the DDC procedure, the £330,000-£350,000 under the above Head of Terms would then become the “initial contributions” with a ‘deferred contribution’ of 12% affordable housing as an off-site contribution allowing the total potential affordable housing package to meet the 30% policy target.

The DDC approach potentially allows the development to contribute to reach the maximum policy requirement should land values rise sufficiently. Furthermore, it is in line with the NPPF which seeks to ensure that affordable housing levels are reduced when a development is financially unviable.

Recommendation:

It is recommended that planning permission is granted subject to the conditions outlined below and the satisfactory completion of a Section 106 Agreement on the basis of the Heads of Terms and Deferred Developer Contributions shown in the report and the following conditions:

Time Limit

1. The development hereby permitted shall be commenced no later than three years from the date of this permission.

Reason: To accord with Section 91 of the Town and Country Planning Act 1990 as amended.

Materials

2. Before any construction commences, samples of all materials to be used in the external construction of this development shall be submitted and agreed in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details.

Reason: In the interests of visual amenity and to accord with Policy 8 of the North Northamptonshire Joint Core Strategy.

Archaeology

3. No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The relevant works shall only take place in accordance with the detailed scheme or brief pursuant to this condition.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with the National Planning Performance Framework and Policy 2 of the North Northamptonshire Joint Core Strategy 2011-2031.

Noise

4. Development shall be carried out in accordance mitigation measures within the Noise Assessment (Project Ref: 27928/012 Rev: Final) by Peter Brett Associates dated April 2013 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect residential amenity in accordance with Policy 8 of the Northamptonshire Joint Core Strategy 2011-2031.

Foul Water Strategy

5. 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.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy 2011-2031.

6. No building works which comprise the erection of a dwelling required to be served by water services until full details of a scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted to in writing by the Local Planning Authority and in conjunction with North Northamptonshire Local Lead Flood Authority. No dwelling 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 5 of the North Northamptonshire Joint Core Strategy 2011-2031.

Surface Water Strategy

7. No drainage works shall commence until a surface water management strategy has been submitted and agreed in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy by ensuring the satisfactory means of surface water attenuation and discharge from the site.

8. 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.

Reason: To ensure the future maintenance of drainage systems associated with the development in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy 2011-2031.

9. 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 drainage strategy should demonstrate the surface water run-off generated up to and including the 1in100 year 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 development is first occupied. The details of the scheme shall include:

- a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation basins.
- b) Cross sections of all control chambers (including site specific levels of mAOD) and manufacturers' hydraulic curves for all hydro brakes and any other flow control devices.

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 2011-2031.

Ecology

10. Development shall be carried out in accordance with the recommendations within Extended Phase 1 Habitat Survey Report (6528.02_R_APPR_070416) by BSG Ecology dated April 2016 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of ecology of the site in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy 2011-2031.

Boundary Treatment

11. The precise details of boundary treatments for the site shall be agreed in writing by the Local Planning Authority prior to the commencement of development (including details along the northern boundary, eastern boundary and around the balancing pond). Prior to occupation the agreed boundary treatments shall be completed in accordance with the approved details and thereafter maintained.

Reason: In the interests of amenity, crime prevention and to comply with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

Landscaping

12. The landscaping scheme hereby approved shall be carried out in accordance with a timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity and to comply with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

Tree Protection

13. Before any equipment, machinery or materials are brought onto site, details of the fencing to be erected around the root protection areas as per the Tree Survey Report by RGS Arboricultural Consultants dated March 2016. The fencing shall be retained until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

Reason: In the interests of protecting trees and to comply with Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031.

Note to Applicant:

- 1) This Notice forms only part of the planning decision and must be read in conjunction with the attached Section 106 Agreement.

Reasons for Approval:

Having regard to the existing pattern of development in the area and the relevant provisions of local, regional and national policies, it is considered that, subject to compliance with the conditions attached to this permission, the proposed development would be of a size and scale which will not materially harm the character or appearance of the area, whilst preserving the amenity of neighbouring residents. The mitigation within the S106 Agreement and Deferred Developer Contribution mechanism is also considered acceptable. Furthermore the development will accord with the principles of sustainable development and as such the application meets in accordance with the National Planning Policy Framework and Policies 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15, 28, 29 and 30 of the North Northamptonshire Core Spatial Strategy.

Statement of Applicant Involvement

In accordance with paragraphs 186 and 187 of the NPPF, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant and has focused on seeking solutions to the issues arising from the development proposal. In this case, following the receipt of a revised and additional plans/clarification, the application was considered to be acceptable as submitted, and has been dealt with without delay. Policy 1 of the adopted North Northamptonshire Joint Core Strategy recommends working proactively with applicants jointly to find solutions in order that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions.

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