

16/00376/DPA

Proposed Development of 27 Dwellings At Weldon Football Club, Oundle Road, Weldon, Corby

1. Background

- 1.1 The application site known as Weldon Football Club is located on the south eastern edge of the village on Oundle Road. The site is mostly open recreational land and partly brownfield land. It is currently used as a private football facility.
- 1.2 The site is bounded by Woodside Park (42 residential mobile homes) to the south, residential development in the form of Spinney Road and Woodlands Road to the west and open countryside to the east. Directly opposite the site to the north is the Weldon Park Sustainable Urban Extension where a development of 1000 units is now under construction. The village of Weldon is located directly to the north west of the site and is accessible via pedestrian and vehicular routes.
- 1.3 1.3 The site measures approximately 1.62 hectares and contains a single football pitch. The pitch is surrounded by a protected village green that runs in an 'L' shape around the western and northern side of the football pitch. The area directly to the west of the section of village green currently houses the Weldon FC clubhouse and a private access that leads to Woodside Residential Mobile Home Park.
- 1.4 In terms of boundary treatment the site has well established vegetation consisting of hedgerows, trees and large shrubs to the northern aspect that fronts onto the Oundle Road (A427). The western boundary onto Woodlands Road, Spinney Road and the play area contain a similar established mix of vegetation. The eastern boundary contains relatively low level hedging with views over the open countryside. The boundary to the south that abuts the Woodside Park consists of close boarded fencing and a row of Poplars that run along the entirety of the boundary.
- 1.5 Access is currently made to the site via an access directly off Oundle Road that leads to the Woodside Park Mobile Home site and the Weldon Football Club car park and club house.
- 1.6 A planning application for 27 dwellings (15/00455/DPA) was brought before members on 12th July 2016 and subsequently refused for the following reasons...

1) Open Space Loss

The proposal will result in the loss of this private recreational open space currently used as a playing field. The open space has potential for continued use as a playing field or other recreational facility, and its loss will have consequent adverse social and health impacts on the local population. This because it will reduce opportunity for local people to participate in sport or other recreational uses. There are otherwise no nearby recreational facilities in this part of the village.

No assessment has been carried out sufficient to show the facilities are surplus to requirements. Although arrangements are presented to offer support for relocation of the Weldon Football Club to another facility in Corby, at the Rockingham Triangle, these benefits are not sufficient to offset the proposed loss of an established and well located open space. The needs elsewhere do not outweigh the local harm arising from loss of this open space.

The development is thereby contrary to the following policy provisions:

Policy CSS13 (g) of the North Northamptonshire Core Spatial Strategy 2008 (CSS 2008) that requires new development to not lead to the loss of open space or recreation facilities, unless a site of equivalent quality and accessibility can be

provided, serviced and made available to the community prior to use of the existing site ceasing.

Policy JCS7 of the North Northamptonshire Joint Core Strategy 2016 (JCS 2016) that requires development to support and enhance community services and facilities. Development should not result in a net loss of open space, sports and recreation buildings and land, including playing fields.

The polices in Section 8 of the NPPF (Promoting Healthy Communities) , and specifically paragraph 74 of the NPPF which requires that existing open space, sports and recreational buildings and land, including playing fields, should not be built on.

None of the exceptions that apply to the above polices are sufficient to outweigh the harm to local recreational needs that arises from the proposal

2) Overdevelopment

The development presents overdevelopment with consequent harm to local amenity and character.

The development is thereby contrary to the following policy provisions:

Policy 13 (h) of the CSS 2008 that requires new development to be of a high standard of design, architecture and landscaping, respect and enhance the character of its surroundings and be in accordance with the environmental character of the area.

Policy JCSII (2b) of the JCS 2016 that requires development in rural areas to not materially harm the character of the settlement and residential amenity.

Paragraph 64 of the NPPF that states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

3) Road safety.

There are no pedestrian crossing facilities proposed to take people safely to the facilities and services in the emerging Weldon Park development on the north-east side of the Oundle Road. The proposal is thereby contrary to normal expectations of highway safety when accommodating new development.

The development is thereby contrary to the following policy provisions:

Policy 13 (k) of the CSS 2008 that requires new development to allow for travel to home, shops, work and school on foot, cycle and public transport.

Policy Sb (i) of the JCS 2016 that states in that development should pursue certain place shaping principles including making safe and pleasant streets and spaces by prioritising the needs of pedestrians, cyclists and public transport users; and resisting developments that would prejudice highway safety.

Policy 15 of JCS 2016 that requires measures for pedestrian safety and improved connectivity by creating safe, direct and convenient crossing points on those major roads that present a barrier to movement , designing development to give priority to sustainable means of transport, and improving local integration by ensuring well-connected street networks.

Paragraph 32 of the NPPF that requires safe and suitable access to a site.

Footnote: The North Northamptonshire Core Spatial Strategy 2008 (CSS 2008) has now been replaced by the North Northamptonshire Joint Core Strategy 2016 (JCS 2016).

Key Changes Since Previous Application

1.7 1.7 The current application is a resubmission to address the above reasons for refusal. A number of key material changes are proposed to satisfy the policy requirements of the

North Northamptonshire Joint Core Strategy 2016 and in response to members concerns.

1.8 The material changes include:

- Provision of 40% Affordable Housing
- All dwellings designed to National Space Standards
- Additional surfaced parking facility for the residents of Woodside Park
- New footpath from site along Oundle Road to link with existing pedestrian crossing point

1.9 Additional information has been submitted to provide clarification in regards to the reasons for refusal and members concerns. These include:

- A public open space comparison plan to show increase in public open space provision
- Density plan to show comparison with surrounding residential land use
- Footpath network plan to show pedestrian crossing and links to Weldon Park and the village

2. Description

2.1 The application is a full planning application for the proposed development of 27 dwellings including associated infrastructure and landscaping. The proposal consists of 17 market houses and 10 affordable houses (40% affordable housing provision).

2.2 The breakdown of housing type includes:

Market Dwellings

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

Total – 17 units

Affordable Dwellings

- 6 x 2 bedroom houses
- 1 x 2 bedroom maisonette
- 1 x 1 bedroom maisonette
- 2 x 2 bedroom bungalows

Total – 10 units

2.3 A new access is proposed to be taken from the A427 Oundle Road to the south-eastern side of the new roundabout that is in place to serve Weldon Park directly opposite the site. The existing access to the football club and mobile home park will be retained and utilised to serve the 6 dwellings proposed on the former clubhouse and car park.

2.4 The layout of the site has been largely dictated by the location of the adopted Village Green which bounds the football pitch in an L shape. The proposal is to locate 21 dwellings on the football pitch with 6 dwellings located on the former clubhouse and car park. The dwellings have been designed to address and enhance the village green and adjacent open countryside.

3. Relevant Site History

09/00416/DPA - Erection of 49 Dwellings with associated roads, infrastructure and public open space – Not Decided – 09/06/2011

15/00455/DPA – Erection of 27 dwellings including associated infrastructure and landscaping – Refused – 01/08/2016

4. Policies

National Planning Policy Framework (NPPF 2012)

Paragraph 14 promotes the approval of development proposals that accord with the development plan without delay, unless material considerations indicate otherwise.

Policy 4. Promoting sustainable transport

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

Policy 8. Promoting healthy communities

Policy 10. Meeting the challenges of climate change, flooding and coastal change

Policy 11. Conserving and enhancing the natural environment

Development Plan Policies (DPP)

North Northamptonshire Joint Core Strategy (JCS 2016)

Policy 1. Presumption in Favour of Sustainable Development

Policy 7. Community Services and Facilities

Policy 11. Network of Urban & Rural Areas

Policy 29. Distribution of New Homes.

The JCS prioritises development in the urban areas, thereby adopting a sustainable distribution of development. The main emphasis in strategy for growth in Corby in adopted plans is thereby on 'sustainable urban extensions' (SUE's) at West Corby, Priors Hall and Weldon Park. Development in villages is to be limited.

Local Plan 1997

Policy R17. Saved housing allocation

5. Consultation

Northants JPU – No Comments

NCC Highways (31/10/16) – Additional information requested following tracking plan.

NCC Principal Rights of Way Officer – No observations received.

Police – No Objections.

Fire Service – No observations received

CBC Environmental Services – Contamination. No objection Subject to conditions

CBC Environmental Protection – No Objections.

CBC Tree Officer – No Objections

NCC Planning Service (18/10/16) – The development will impact upon local schools and the Fire Service. Consequently, the developers should be required to make appropriate financial contributions in respect of these as part of any approval. A fire hydrant should also be provided along with appropriate provision for receiving Broadband.

NCC Lead Local Flood Authority (19/09/16) – No Objection.

Anglian Water (17/10/16) – No objections in principle to the proposed means of discharging foul water from the development but unable to comment on the proposals for surface water drainage. Recommend consultation with the Lead Local Flood Authority/Internal Drainage Board on the latter issue, and the Environment Agency if the proposal involves the discharge of surface water into a watercourse.

Environment Agency – No Comments.

East Midlands Electricity – No observations received

Ramblers' Association (26/09/16) – No objections. Would also like to see the existing public open space improved and maintained.

CBC Culture and Leisure (18/10/2016) – No objections. Seek contributions for upgraded play area.

CBC Housing (08/09/16) – No objections. The scheme proposes a good mix of properties and 40% affordable housing.

Weldon Parish Council (23/09/2016) – Object.

- a) *We would like to point out that, although it has been stated that Weldon FC has been relocated, there are still numerous games of football, organised by people living in the village, played by members of the parish of all generations at this site. Last weekend it was noted that 3 organised matches took place on Saturday and two on the Sunday, and one football match takes place every Wednesday evening. Should this planning application be approved, this would lead to a SIGNIFICANT LOSS OF AMENITY.*
- b) *The new home of Weldon FC is not accessible to local children, it is not a walkable distance from the village and there is **no safe route** or timely public transport to the new site.*
- c) *There is significant concern about the entrance to both the main site and the smaller cluster of properties to the right of the plan. Traffic reports state an estimate of 3 cars per hour; this does not taken into account the vehicles which already use the second entrance to access the mobile home park behind the site.*
- d) *We note that all of the houses, apart from a couple, have an allocation of 2 parking spaces - based on the traffic calculations, the cars from this new development would make one journey each per 18 hours of the day? It should be noted when considering if this is reasonable that any school children will need to be driven to and from school. There is serious concern about HIGHWAY SAFETY along an already congested route.*
- e) *There is also great concern amongst the Parish Council that Weldon does not have the infrastructure to support any further development. There is no GP surgery or dentist in the village. Weldon has already had planning permission for in excess of 5000 houses approved between Weldon Park and Priors Hall, the developers responsible for Priors Hall park have confirmed that they are unable to find anyone willing to open the proposed doctors surgery there.*
- f) *The houses at the back of the plan, namely 15, 20 & 21 are too close to the boundary of the mobile home park where gas is not piped but supplied by the use of 'bottles' - the council consider that the developer has not considered the safety implications of building homes close to these gas canisters.*
- g) *We would also like you to consider the loss of sunlight to the bordering mobile homes in addition to loss of privacy with these large two story properties right on the perimeter. The mobile home park is also an over 55 only park which will be greatly impacted by a development aimed at families.*
- h) *We note that an archaeological survey has not been completed - please refer to previous objection with regard to sites of historical importance of sites within Weldon around this area.*
- i) *This proposal will remove safe access to land designated as village green which is used throughout the day and evening by dog walkers and other village residents.*

Weldon PC are not against all development and have accepted, with grace, the huge expansion it has had thrust upon it; however, in the opinion of the Parish Council, 'squeezing in' another 27 homes on a site used daily by residents for sport and recreation will destroy the heart of the village.

In addition:

We would like to advise that the 'proposed upgraded playground' noted on the map was investigated by the Parish Council when the plans were drawn up for upgrading the village playground local parents were also canvassed regarding this area and the response was overwhelmingly that this area is unsuitable for a playground due to the lack of visibility.

The owners of woodside park have advised that the 'upgraded carpark' on the planning application is not currently owned by the developers, they have had no input into the proposal and have been in independent negotiation concerning this area.

Finally we would like to emphasise that Weldon does not have the infrastructure to support a development of this size with schools being oversubscribed and huge developments continuing in the immediate area - namely Priors Hall Park as well as Weldon Park.

Sport England (27/09/16) – No objection. Whilst the proposal does not fully accord with Sport England's policies, the overall benefits to sport that it will provide will outweigh the loss of the existing pitch. Provided therefore that the financial contribution offered by Tata Steel in support of the re-location of the football club is secured as part of any approval they raise no objections.

Natural England (12/19/16) – No objection.

Northamptonshire Wildlife Trust (16/09/16) – No objection subject to conditions

NCC Archaeological Unit (07/10/16) – There may be archaeological deposits in the locality which could be affected by the development. The site should therefore be suitably investigated for archaeological remains in accordance with an agreed programme of archaeological work. A condition to secure this is therefore recommended.

Historic England (15/09/16) – No observations

6. Advertisement/Representations

1. Site Notices – Site notice was posted outside the site on 9th September 2016
2. Public Notice (ET) – Advertised in the Corby Telegraph on 15th September 2016
3. Neighbour Notification –
 - 1, 2, 3, 4, 5, 6 Woodlands Road
 - 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 20, 22, 26, 31, 32, 33, 34, 37, 38, 39, 40, 41 Oundle Road
 - 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 Spinney Road
 - Charles Church
 - Weldon Football Club
 - 2 The Ashes
 - Woodside Park Numbers 1 to 41
 - The Bungalow Woodside Park

4. Summary of Representations

Ward Councillors

A letter of objection has also been received from the three Ward Councillors. Their concerns are that:-

- a) the proposal will lead to the loss of a recreational facility that is still well used by local people.
- b) housing on this site will adversely impact upon the adjoining village green which is well used by village residents.
- c) the proposal will represent an overdevelopment of the site.
- d) the character of the village has already been harmed by excess housing and additional housing will exacerbate this.
- e) the development will harm the character and appearance of the wider locality.
- f) the development will give rise to highway safety concerns.

g) the proposal will lead to an increase in crime in the locality.

Neighbours

15 letters of objection. Summary of the representations are as follows:

Objection

- Harm on character of village
- Increase of vehicles and traffic and parking
- Highway safety
- Loss of open space
- Spoil peacefulness
- Too high density
- Leave this piece of land alone – Requirement for developing in light of Weldon Park directly opposite
- Loss of football club
- Overly dominant
- Noise impact
- Impact upon Privacy
- Impact on trees
- Make sure mobile homes can be delivered and removed
- Access for emergency services to Weldon mobile park
- Elderly keep fit on the site
- Odour and pollution
- Concerns over potential traffic calming measures in Weldon mobile homes
- Reduces access onto farmer field
- Potential fire risk
- No footpath from Woodside mobile homes to Oundle road
- Loss of car parking to mobile park
- Overdevelopment
- Loss of green space
- Loss of views
- Potential increase in crime and anti-social behaviour
- Unsafe access point
- Inadequate access to football facilities in the area
- Impacts upon health and wellbeing of residents
- Loss of enjoyment of the village green
- Drainage issues
- Loss of biodiversity

7. Report

a. Introduction

7.1 The application is being brought before Committee because of the level of representations received for the scheme.

b. Principle of Development

7.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 states that for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

7.3 With regards to Corby the Development Plan comprises:

- the North Northamptonshire Joint Core Strategy (Adopted July 2016); and
- 'Saved' Policies of the Corby Borough Local Plan (Adopted June 1997).

7.4 Although not itself part of the Council's adopted policy, since March 2012 a key material consideration has been the National Planning Policy Framework (NPPF). It is also significant to note that there is a requirement that, for planning policies to be given weight by decision makers, those policies must be in accordance with the NPPF.

7.5 At the heart of the NPPF is a presumption in favour of sustainable development. With regard to Local Planning Authorities making decisions on planning applications, this means:

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.*

5 Year Housing Land Supply

7.6 The adopted North Northamptonshire Joint Core Strategy concludes that each of the four constituent Council areas has been able to show that a deliverable rolling 5 year housing land supply exists. Corby Borough Council can demonstrate a 5.46 year housing supply.

7.7 Paragraph 47 of the NPPF states that in cases where the Council cannot demonstrate a sustainable 5 year housing land supply plan policies that restrict housing must be considered out of date. In the context of the present application since a 5 year supply has been demonstrated plan, policies are considered to be current.

The Principle of Development

7.8 Policy R17 allocates the application site for housing development. However, given the age of the policy and the fact that under the Joint Core Strategy 2016 the focus of housing provision is now directed to urban rather than rural areas, it is considered that only limited weight should be given to it.

7.9 However, also significant is the fact that there have been several sustained efforts over the years to bring this site forward for development on the basis of Policy R17. The Council has previously accepted submissions on this basis and it is considered it would be unreasonable, therefore, to award it no weight.

North Northamptonshire Joint Core Strategy 2016

7.10 It is necessary to balance the requirements of Policy R17 against the North Northamptonshire Joint Core Strategy 2016 and the NPPF. In combination, this will give an accurate policy position.

7.11 The location of the proposal is a privately owned football pitch facility. The pitch is within the confines of the village, and in part it is a 'brownfield' site. These factors support this being a sustainable location for residential development as identified in elements of Paragraph 17 of the NPPF.

7.12 Policy 11 of the adopted Joint Core Strategy 2016 (JCS 2016) states that in rural areas development will take place on sites within village boundaries, subject to only being of small-scale and infill development.

7.13 Policy 11.2 (b) of the JCS 2016 states:

“small scale infill development will be permitted 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 or services.”

7.14 Paragraph 5.17 of the JCS explains:

“Criterion 2b refers to small scale infill development being permitted on suitable sites within villages. This refers to the development of vacant and under-developed land within the main built up areas of the village on land which is bounded by built curtilages on at least two sides, such as the filling of a small gap in an otherwise substantially built up frontage”.

7.15 Whilst the current application is not strictly infill development as defined by paragraph 5.17 of the JCS, it is, on balance, a well-established housing allocation (in Policy R17 of the 1997 Local Plan) that is bounded by existing curtilages on two sides and with the Weldon Park development (currently under construction) directly opposite. The term ‘small scale’ is not defined in the JCS, however 27 dwellings does not appear, in plain English, appear to be small-scale. Therefore, it is considered that although the application is generally policy compliant there are non-compliant elements.

7.16 On balance the principle of the development is considered to be acceptable, as measured against housing policies. The site benefits from an established housing allocation and the proposed development could be assessed against the surrounding development, including the Weldon Park development directly opposite.

7.17 Policy 11 of the JCS is broadly met when taking into account the saved housing allocation (Policy R17) and the fact that the site is bound by existing and ongoing development. The site is directly adjacent to housing to the west, the mobile home park to the south and is very close to the Weldon Park development to the north. The site essentially forms part of the built form of the village and in this instance would cause no significant harm to the character of Weldon.

Loss of Recreational Facility

7.18 The proposal involves developing land that has been used as a football pitch for Weldon FC. It is stressed this is a privately-owned facility with the lease of the pitch expiring in 2016. After this date the owner would be entitled to refuse the public access to the site at any time.

7.19 In accordance with planning policy guidance however, in the context of a development proposal for the land, it is still required to be replaced or relocated. This is despite the fact of the private ownership of the site.

7.20 Paragraph 74 of the NPPF applies. This requires that existing open space, sports and recreational buildings and land, including privately-owned playing fields, should not be built on unless:

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*

7.21 Within the NPPF there is a presumption in favour of sustainable development. In this particular case as long as a replacement football pitch of equivalent or better provision in terms of quantity and quality is provided in a suitable location, the principle of development would accord with national planning policy as it is a sustainable form of development that would re-use previously development land.

7.22 In a similar vein, Policy 7 (d) of the adopted JCS 2016 states that development should:

7.23 *Not result in a net loss of open space, allotments, sports and recreational buildings and land, including playing fields unless:*

- *The facility is surplus to requirements*
- *A site of equivalent quality and accessibility can be provided, serviced and made available to the community prior to use of the existing site ceasing; or*

- *The development is for alternative sport and recreation provision, the need for which clearly outweighs the loss*
- 7.24 Policy 7a of the JCS offers additional advice in encouraging where possible opportunities for the co-location of facilities or the use of suitable existing sites.
- 7.25 The applicant proposes that the Weldon FC will be relocated to Steel Park on Rockingham Road in Corby. This proposal follows a number of other options for relocation being explored and dismissed due to viability and other issues, as follows:
- a. Policy R17 of the Local Plan identified Weldon Woodland Park as the preferred location for the replacement pitch. The policy states that financial provision should be made by the applicant for a replacement club house and changing facilities following the granting of planning permission for residential development.
 - b. During the 1990s Corby Borough Council undertook some enabling works for a football pitch at a site on the edge of Weldon. This included levelling of an area of land and a rough road access. However at approximately the same time a scheme led by Rockingham Forest Trust in partnership with Corby Borough Council, Weldon Parish Council and British Trust Conservation Volunteers secured £253k from Entrust for the creation of a country park that was to become known as Weldon Woodland Park.
 - c. In the course of a previous attempt to develop the application site it was proposed to relocate Weldon Football Club to the Weldon Woodland Park. This was rejected as an option by Weldon Parish Council in November 2009 due to the then recently obtained Country Park status for the Woodland Park and the fact that the new facility would need to be managed, secured and would significantly reduce the amount of publically accessible open space.
 - d. Other options for relocating the Club to facilities outside Weldon, (eg Priors Hall; Oakley Vale), were explored but were found not to be practicable for various reasons.
 - e. In 2010 Corby Town FC moved their match games to Steel Park at Rockingham Triangle, previously matches were played at the Athletic Stadium. The option to move Weldon FC to Rockingham Triangle became the only viable option.
- 7.26 The applicant, therefore, now proposes the relocation of the Club to Rockingham Triangle and has offered to contribute to an enhanced facility to would meet the needs of Weldon FC, Corby FC and the wider Borough. This proposal meets the policy objective of the co-location of high quality facilities.
- 7.27 Opponents to the proposal argue, correctly, that Rockingham Triangle is less accessible to Weldon children than the existing site but this needs to be balanced by the greater accessibility and sustainability of Rockingham Triangle to Corby as a whole.
- 7.28 The drive for Weldon FC to move from Oundle Road to find a new permanent home is in order to meet the Football Association's (FA's) requirements for facilities at a ground. Weldon FC has suffered relegations as a direct result of inadequacies in their facilities. As a result Weldon FC has recently been successful in securing a lease at Rockingham Triangle and has moved their home matches to this facility to enable the league status and future of the club to be temporarily secured whilst the search for a permanent home is sought.
- 7.29 The club has stated that the current single pitch facility with limited ancillary facilities does not meet the needs of the Club. The relocation to Rockingham Triangle is considered by the Club to give them an opportunity to grow alongside other sporting clubs that co-operate side by side from this site as encouraged through Policy 7 (a) of the JCS 2016.

- 7.30 A number of representations have been received in regards to the loss of the football facility. As already noted above, however, the site is a private facility with the lease for the pitch expiring later this year.
- 7.31 As part of the submission, a public open space comparison plan has been submitted to show that there will be no loss of public open space as a result of the proposal. The proposal would result in some enhancements to the existing open space in relation to the village green and the additional open space provided within the scheme.
- 7.32 The village does benefit from a large area of public open space available for community use at Weldon Woodland Park; this area can provide appropriate space to meet residents existing and informal recreational needs. Future residential development in the form of the Weldon Park directly opposite the present site will see the provision of a further two football pitches and changing facilities.
- 7.33 In summary the relocation package on offer, including financial provision to be secured by section 106 agreement satisfies policy requirements, addresses Sport England concerns and will provide a facility that has co-location benefits and improves the provision of sport for the Borough, including for those living in Weldon.

Conclusion on the principle of the development

- 7.34 The public benefits include the provision of housing which will be a useful contribution to housing land supply. The policy imperative to specifically restrict growth in villages to modest sized infill development is aimed at concentrating new growth in the urban area and Sustainable Urban Extensions. Whilst the development is not entirely consistent with these policies it is balanced by a number of other material considerations. These include the provisions of saved Local Plan Policy R17.
- 7.35 Weight is also given to securing benefits to Weldon FC itself and the wider community of Corby. Clear support for the proposal is given by the location of this site within the existing built up area, with close proximity to a sustainable urban extension of Weldon Park directly opposite.
- 7.36 On balance it is concluded that in terms of principle the benefits of the proposal significantly outweigh its downsides.

c. Design, Character and Appearance

- 7.37 The site in question is some 1.62 hectares in size, is irregular shaped and contains a single football pitch. The pitch is surrounded by a protected village green that runs in an L shape around the western and northern side of the football pitch. This will be retained for the general public to use and enjoy as they see fit. The area directly to the west of the section of village green currently houses the Weldon FC clubhouse and a private access that leads to Woodside Residential Mobile Home Park.
- 7.38 The site is bound by Woodside Park (42 residential mobile homes) to the south, residential development in the form of Spinney Road and Woodlands Road to the west and open countryside to the east. Directly opposite the site to the north is the Weldon Park Sustainable Urban Extension. The village of Weldon is located directly to the north west of the site and is accessible via pedestrian and vehicular routes.
- 7.39 In terms of boundary treatment the site has well established vegetation consisting of hedgerows, trees and large shrubs to the northern aspect that fronts onto the Oundle Road (A427). The western boundary onto Woodlands Road, Spinney Road and the play area contain a similar established mix of vegetation.
- 7.40 The eastern boundary contains relatively low level hedging with views over the open countryside. The boundary to the south that abuts the Woodside Park consists of close boarded fencing and a row of Poplars that run along the entirety of the boundary.
- 7.41 In regards to the overall layout and design the site can be broken into two elements due to the L shaped village green that surrounds the football pitch site. The first element is accessed directly off the existing access of Oundle Road and will serve 6

affordable houses (x4 semi detached and x2 maisonette). These houses will be linear in form and front onto the improved existing access road which leads to Woodside Park.

- 7.42 The remaining 21 dwellings are to be located via the newly constructed access from the east of the roundabout on A427. The total number of dwellings proposed is 27 units which equates to 17 dwellings per hectare (including the open space) and 26 dwellings per hectare (only developable land). This is deemed to be a relatively low density development contrary to the concerns raised through representations.
- 7.43 A density plan has been submitted to show a comparison between the proposal and the surrounding land use density. The density is in fact the lowest of any surrounding residential development.
- 7.44 The layout seeks to deliver a perimeter form of development, respecting the site frontage and open eastern aspect. The layout is permeable with regular changes in road direction, in order to reduce car speeds upon the site.
- 7.45 The site sits back from the main road with a broad landscape corridor containing numerous trees between itself and the A427. This corridor extends down the south east boundary of the site providing privacy, reducing noise and respecting the gradual transition from open countryside to residential development.
- 7.46 In order to create a sense of arrival, cohesive arrangements of the larger four bedroom detached dwellings are positioned to the front of the site, whilst smaller dwellings are set further back into the site. Towards the south of the site is Woodside mobile home park. To ensure there are no dominance or overlooking issues the developer has located x5 bungalows close to this boundary which is further enhanced by existing fencing and large trees that provide further privacy screening.
- 7.47 Despite concerns raised during through representations the character of the village will not be significantly harmed as the scheme is a high quality traditional form of development which is in keeping with its rural village setting. The design takes reference from the local vernacular and character whilst responding to the site constraints and opportunities, accordingly the development creates a sense of character and identity relevant to its setting and location on the edge of Weldon. The development will therefore resemble the village in terms of its layout design and materials. Samples of materials will be requested via condition.
- 7.48 The dwellings all sit within fairly generous plots and have good levels of private amenity space and parking. In terms of scale the dwellings in the surrounding area are predominately 1 and 2 storey. This has been reflected in the layout with a mixture of 2 storey homes and bungalows to avoid any intrusion.
- 7.49 The village green has been integrated into the site and the dwellings interact positively with this space, forming an attractive setting to the development. In the main the village green is overlooked by a number of the properties therefore creating a safe environment for people to enjoy. It is therefore considered that concerns raised by objectors in this regard are not significant to refuse the application. Existing hedgerows and trees have been retained to further enhance the visual aesthetic of the site and landscape the development into the existing rural setting.

d. Affordable Housing

- 7.50 The scheme proposes the full 40% quota for affordable housing in rural areas. This meets the requirements as set out in the Joint Core Strategy. These 10 dwellings are broken down as follows:
- 6 x 2 bedroom houses
 - 1 x 2 bedroom maisonette
 - 1 x 1 bedroom maisonette
 - 2 x 2 bedroom bungalows

7.51 CBC Housing finds the proposal acceptable as it proposes a good mix of properties at the required affordable housing level.

e. Access, Highways and Parking

7.52 Access is currently made to the site via an access directly off of Oundle Road that leads to the Woodside Park Mobile Home site and the Weldon football club car park and club house. The existing access will be retained and improved for both pedestrians and vehicles in line with highway standards with a turning head provided for HGVs. This betterment will be sufficient to allow improved access to the Weldon mobile home site.

7.53 The proposal is for a new access to serve the site from A427 (Oundle Road) which will lead to the bulk of the housing (21 dwellings). The new access is located to the south east of the roundabout and enters the site in a position that does not impact upon the village green.

7.54 The layout proposes a variation in parking arrangements but predominately these are on plot and set behind the build line to prevent a car dominated environment. The 4 bedroom dwellings typically have 4 parking spaces in the form of external spaces and garaging, the 3 bedroom properties typically have 3 parking spaces both internal and external whilst the 2 bedroom properties benefit from 2 external spaces. The single 1 bedroom maisonette has 1 external parking space. The levels of parking proposed are considered acceptable for a development of this nature and scale. Concerns have been raised about loss of some parking at the adjacent mobile home park, however it is not envisaged that this will give rise to any highways safety issues, a view supported by Northamptonshire Highways.

7.55 Consideration has been given to ensure a link to a pedestrian crossing point on Oundle Road to give access to the facilities on the forthcoming Weldon Park development. A footpath network plan shows a proposed footpath along the frontage of the site to link with a wider network of pedestrian links to both the village and the established pedestrian crossing point.

7.56 An additional amendment to the proposal is the inclusion of a newly surfaced car parking facility for the residents of Woodside Park. The car park is included to respond to residents concerns in relation to visitor parking and will provide a welcomed extension to the limited parking area that Woodside Park currently benefits from.

7.57 Objections have been received in relation to number of highway concerns by local residents. All highways safety issues have been addressed during the course of the application except for some outstanding technical matters following on from the submission of a tracking plan. Northamptonshire Highways have requested additional information in relation to the tracking plan, this request is being dealt with by the applicant and members will be updated at committee.

f. Residential Amenity

7.58 With regard to privacy between existing and proposed building as well as outlook, the proposed dwellings are generally set within spacious plots. The adverse impact on the residential amenity of Woodside mobile home park would be minimal given the distances between the majority of the proposed properties and the mobile home park. The nature of the development is residential and therefore unlikely to generate significant levels of pollution, odour, noise and disturbance that would warrant refusal of this planning application.

7.59 The dwellings on the southern boundary are within close proximity to a row of mobile homes close to this boundary. However it is proposed that these dwellings are bungalows to ensure that there are no significant issues in regard to overlooking or dominance. The southern boundary also benefits from a strong existing boundary consisting of mature trees and fencing which further enhances the privacy screening despite some neighbour concerns. Some residents facing directly on to the site will

lose a view of open land but it is not possible for a private right to a view to be preserved.

- 7.60 The existing shared access into Woodside mobile home park will be improved as part of the proposal. The access shall be widened and a turning head shall be constructed to serve the proposed 6 dwellings that are to be accessed from this driveway. The works shall be carried out in line with highways observations and will provide an improvement to the access arrangements for the mobile home park.
- 7.61 In regards to the proposed dwellings themselves there appears sufficient space between dwellings so as not to result in any significant adverse impact on residential amenities.
- 7.62 A key change from the previous submission is that all proposed dwellings have been designed to meet National Space Standards as per the requirement of Policy 30 (b). This is deemed a positive introduction to the scheme and will afford the residents of the development a greater level or residential amenity.
- 7.63 Concerns have been raised in relation to potential increases in crime and disorder; however the scheme has been assessed the crime prevention design advisor who has raised no objections subject to the provision of suitable lighting. A condition can be imposed to secure this.

g. Technical and environmental matters

Ecology

- 7.64 Ecological information has been submitted during the course of the application and Natural England has been consulted. On the basis of the evidence received from detailed ecological survey work and with the implementation of recommendations set out with the ecological report, there is no reason to suggest ecological designations, habitats of nature conservation interest or any protected species will be adversely affected by the proposals. As such Natural England offers no objection to the proposal.
- 7.65 Concerns have been raised in regards to the loss of biodiversity; however a condition can be imposed requiring that mitigation measures as set out in the ecological report are suitably implemented.

Ground conditions

- 7.66 A geotechnical and geo-environmental report has been submitted as part of the application and has been consulted on with the Environmental Services department. On that basis of the evidence submitted the Environmental Protection team are in agreement with the course of action outlined within the report and offer no objections subject to contamination conditions.

Trees

- 7.67 A tree survey and constraints plan has been submitted as part of the application. Due to the open nature of the site, only a small number of trees are to be removed as part of the proposal, however these trees are of poor quality and are acceptable to be removed, in particular a grouping of self seeded ash trees of low quality and low value that are to be removed adjacent to the shared driveway to allow for the 6 dwellings on the land that formally housed the football club house and parking area. The Local Planning Authority Tree Officer was consulted on the scheme and had no objections to the identified removal of a small number of trees.

Landscaping

- 7.68 There are no details submitted in regards to landscaping other than the indicative layout which shows general layout with limited information other than retention of trees. It is considered that a more suitable detailed scheme should be submitted and this can reasonably be secured by way of a planning condition.

Drainage and Flooding

7.69 Drainage details were submitted and consultations undertaken with Anglian Water, Environment Agency and the Northants County Lead Local Flood Authority. No objections were raised.

Archaeology

7.70 There may be archaeological deposits in the locality which could be affected by the development. The site should therefore be suitably investigated for archaeological remains in accordance with an agreed programme of archaeological work. A condition to secure this is therefore recommended.

Refuse

7.71 With regard to refuse and recycling collections, it has been demonstrated that a refuse vehicle can access and turn upon the site, therefore these can take place from within the site with reference to meeting the Council's kerbside collection criteria.

Section 106

7.72 Community infrastructure Levy (CIL) Regulations 122 has three mandatory tests which any S106 requirement would need to comply with. The tests 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

7.73 Heads of terms for this development which are in accordance with CIL Regulations 122 have been agreed as:

- Education
- Affordable Housing
- Play Equipment and maintenance of access to adjacent play area
- Community Sports Provision

h. Conclusion

7.74 The North Northamptonshire Joint Core Strategy 2016 strengthened the distribution and location of development with only modest growth promoted in Villages.

7.75 The assessment in section 'b. Principle of Development' shows how, whilst the development is not small-scale nor is it, prior to the completion of Weldon Park, 'infill' development, it does logically fit in with the changing character of the area.

7.76 A further factor in favour of the development is that the site benefits from a saved housing allocation (Policy R17 of the 1997 Local Plan) and this has been subject of a number of sustained development efforts for a period approaching two decades. It is considered unreasonable to put up a barrier given these historical (and ongoing) efforts with the result Policy R17 should continue to be awarded some weight.

7.77 This policy history feeds into the current policy position as outlined above. Taking into account the proposal's compliance with Policies 7 (a) & 7 (d) on balance it is felt that the scheme accords with the policy once all material considerations have been taken into account.

7.78 It is thus considered that the site is a well established housing allocation that is in practice bound by existing curtilages on two sides with the Weldon Park Sustainable Urban Extension directly opposite the site (with 1000 houses under construction). Therefore the proposal for 27 dwellings in this location will do little to harm the character of the village of Weldon. On this basis the location of the proposal is deemed to be sustainable and has no significant impact upon the character of the village.

7.79 In regards to the loss of the private recreational facility, Policy R17 required that the facility be moved to Weldon Woodland Country Park and a financial contribution be made for changing facilities. The relocation to the Woodland Country Park was

historically strongly opposed by the Parish Council and as a result an exercise was conducted to find a suitable location for the relocation. Sites were dismissed at Priors Hall and Oakley Vale on viability grounds leaving Rockingham Triangle as the preferred viable choice.

- 7.80 The relocation of Weldon FC to Rockingham Triangle provides a site of enhanced quality, which will be improved further still following the investment of the financial contribution to provide changing room facilities from the developer, as set out within Policy R17 of the 1997 Local Plan and as supported in principle by paragraph 74 of the NPPF and policy 7(a) of the JCS.
- 7.81 The relocation package was put before Sport England who offered no objection and concluded that the benefits to sport outweighed the loss of a single pitch; and therefore the proposal broadly meets the requirements of their policy. It is noted that the village benefits from large area of public open space provision available for community use at Weldon Woodland Country Park. This area can provide appropriate space to meet residents' recreational needs as raised during the consultation process.
- 7.82 Future residential development in the form of the Weldon Park Sustainable Urban Extension directly opposite the site will see the provision of a further two football pitches and changing facilities which will be an improvement on the Oundle Road facility and be made available to the community rather than be a private facility, as per the current situation.
- 7.83 It is concluded that the loss of the present playing field facility is mitigated through the relocation to Rockingham Triangle. The relocation to gives the club an opportunity to survive and grow alongside other sporting clubs that co-operate side by side from this site as encouraged through Policy 7(a) of the JCS 2016 whilst providing far greater facility that will improve the provision of sport for the borough, including for those living in Weldon.
- 7.84 The application is recommended for approval subject to the Section 106 heads of terms as outlined above and the conditions listed below.

RECOMMENDATION:

That planning permission be granted subject to the following conditions and subject to the applicants first entering into a Section 106 obligation to secure the affordable housing provision and appropriate financial contributions towards local education, play provision and maintenance of its access, and the re-location of the football club.

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

Reason:- To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The approved plans and documents comprise drawing numbers LLC819 –114 (Site Layout); the details of the houses contained within the 'House Type Pack' dated September 2016, received by the Local Planning Authority on 1st September 2016, and the Geotechnical and Geoenvironmental Report referenced 09-0080 Rev A (June 2015). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason:- To specify the permission and for the avoidance of doubt.

3. Samples of the materials to be used in the construction of the external walls and roofs of the new dwellings shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The dwellings shall be constructed of the approved materials and shall thereafter be satisfactorily retained at all times.

Reason:- In the interests of the visual amenity of the area, in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy and Sections 7 and 11 of the National Planning Policy Framework.

4. Details of the proposed treatment of the site boundaries, and of any other means of enclosure to be provided around the properties, shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved boundary treatment shall be completed before the approved dwellings are first occupied, or within a timescale to be agreed in writing with the Local Planning Authority, and shall thereafter be satisfactorily retained at all times.

Reason:- In the interests of the visual amenity of the area, in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy and Sections 7 and 11 of the National Planning Policy Framework.

5. Notwithstanding the details given on the approved plans a revised scheme for the landscaping of the site shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved scheme shall be implemented in the first planting season following the completion of the development, or first occupation of the dwellings, whichever is the sooner. The approved scheme shall be maintained by the applicants or their successors in title for a period of at least ten years to the satisfaction of the Local Planning Authority. This maintenance shall include for the replacement of any tree, hedge or shrub which is removed, becomes seriously damaged or dies, by a similar sized tree, hedge or shrub of the same species or other species as agreed in writing by the Local Planning Authority.

Reason:- To safeguard the appearance of the locality, in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy and Sections 7 and 11 of the National Planning Policy Framework.

6. With the exception of the trees and hedges that are shown as being removed on the approved plans, no trees or hedges on or adjoining the site shall be lopped, topped, felled or damaged in any way without the prior written approval of the Local Planning Authority.

Reason:- In the interests of the visual amenity of the area, in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy and Sections 7 and 11 of the National Planning Policy Framework.

8. Details of the construction of all new access roads, parking areas, footpaths and other external hard surfaced areas, and details of the proposed means of sealing and draining those areas, shall be submitted to, and approved in writing by, the Local Planning Authority before building construction commences. The access roads, parking areas, footpaths and other hard surfaced areas shall be surfaced, sealed and drained in accordance with the approved details, and laid out in accordance with the details shown on the approved plans before the approved dwellings are first occupied. These areas shall thereafter be satisfactorily retained at all times solely for the parking and turning of vehicles in conjunction with the approved development, in order to allow vehicles access to and from the site, and for pedestrian access.

Reason:- In the interests of highway safety and to safeguard the visual amenity of the area, including the protection of nearby trees, in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy and Sections 7 and 11 of the National Planning Policy Framework.

8. Prior to the commencement of the development hereby permitted, a full CTMP (Construction Traffic Management Plan) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall include the following elements;
 - Detailed work programme / timetable.
 - Site HGV delivery / removal hours to be limited to between 10:00 – 16:00.
 - Detailed routeing for demolition, excavation, construction and abnormal loads.

- Supply of pre-journey information on routeing and site restrictions to contractors, deliveries and visitors.
- Detailed plan showing the location of on-site stores and facilities including the site compound, contractor and visitor parking and turning as well as un/loading point, turning and queuing for HGVs.
- Breakdown of number, type, size and weight of vehicles over demolition and construction period.
- Details of debris management including location of wheel wash, programme to control debris spill/ tracking onto the highway to also include sheeting/sealing of vehicles and dust management.
- Details of public impact and protection to include road, footway, cycleway and PRow. Details of TROs and road / footway / cycleway / PRow closures and re-routeings as well as signage, barriers and remediation.
- Public liaison position, name, contact details and details of public consultation/liaison.
- Route details as required covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays.
- Pre and post works inspection of the highway between points to be agreed in writing with the Local Planning Authority to identify remediation works to be carried out by the developer. Inspections are to be carried out in the presence of a member of the Highway Authorities Inspection team. To also include the removal of TROs, temporary signage, barriers and diversions.
- Details of temporary construction accesses and their remediation post project.
 - Provision for emergency vehicles.

Reason: In the interests of highway safety in accordance with the requirements of Policy 8 of North Northamptonshire Joint Core Strategy.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order) no garages, outbuilding, or extensions shall be constructed or erected at Plots 15, 20 and 21 without the prior written approval of the Local Planning Authority.

Reason: In order to protect residential amenities of occupants in the nearby Mobile Home park to the south and to accord with Policy 8 of The North Northamptonshire Joint Core Strategy.

10. A scheme for providing external lighting to the development, which shall include details of the nature, location and intensity of that lighting, shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved lighting shall be installed in the approved positions before the dwellings hereby approved are first occupied and shall thereafter be satisfactorily retained at all times.

Reason:- In the interests of reducing crime in the locality, in order to safeguard the occupiers of adjoining properties from excessive light, in the interests of visual amenity and in order to safeguard local ecology, in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy and Sections 7 and 11 of the National Planning Policy Framework.

11. A scheme for the collection of waste from the site shall be submitted to, and approved in writing by, the Local Planning Authority before the approved dwellings are first occupied. The approved scheme shall be implemented following the occupation of the first unit and shall thereafter be retained in place at all times thereafter.

Reason:- In order to secure properly planned development and to safeguard the occupiers of the new properties from undue odour, in accordance with the requirements of Section 11 of the National Planning Policy Framework.

12. Details of the existing and proposed ground levels, and of the finished ground floor levels of the new dwellings, shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The ground levels, and finished ground floor levels of the dwellings, shall thereafter be set at the approved levels.

Reason:- So as to ensure that the development suitably harmonises with its surroundings, in accordance with the requirements of saved Policy 8 of the North Northamptonshire Joint Core Strategy and Sections 7 and 11 of the National Planning Policy Framework.

13. Details of the proposed means of draining foul and surface water from the developed site, which shall be based on sustainable drainage principles, shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved drainage scheme shall be completed in accordance with the approved details before the approved development is first occupied and shall thereafter be satisfactorily retained at all times.

Reason:- In order to ensure that the development is satisfactorily drained, in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy.

14. Details of the proposed alignment and means of surfacing of the proposed footpath links shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The footpath shall be constructed in accordance with the approved details before the approved dwellings are first occupied and shall thereafter be satisfactorily retained at all times.

Reason:- In the interests of pedestrian safety, in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy.

15. No development shall take place until the applicants, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall first have been approved in writing by the Local Planning Authority.

Reason:- To ensure that features of archaeological interest are properly examined and recorded, in accordance with the requirements of Section 12 of the National Planning Policy Framework.

16. Mitigation measures set out in the Ecological Appraisal by Aspect Ecology dated September 2015 shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason:- In the interest of safeguarding local ecology in accordance with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy.

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

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

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out

must be produced, and is subject to the approval in writing of the Local Planning Authority.

19. Reporting of Unexpected Contamination. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the approved Geotechnical Report by the Rolton Group (ref: 09-0080) and where remediation is necessary, a remediation scheme must be prepared in accordance with the requirements of Condition 17 above, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the scheme approved under Condition 18.

Reason for Conditions 17-19: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

Informative:

The applicants attention is drawn to this permission being subject to a Section 106 agreement.

Reasons for Approval:

The public benefits include the provision of housing which will be a useful contribution to housing land supply. The policy imperative to specifically restrict growth in villages to modest sized infill development is aimed at concentrating new growth in the urban area, Priors Hall & Weldon Park. The development is not entirely consistent with these policies but their influence is more than balanced by a number of other material considerations. These include the provisions of saved Local Plan Policy R17 that has promoted this development for a considerable time. Great weight is given to meeting the very real sporting benefits that will arise and these are of considerable local importance. Clear support for the project is given by the location of this site within the existing built up area, with close proximity to a sustainable urban extension The balance overwhelmingly falls in favour of the principle of the development.

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