

PLANNING COMMITTEE: 14 February 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1188

LOCATION: Grazing Land, Mill Lane, Kingsthorpe

DESCRIPTION: Outline application for residential development with all matters reserved except access

WARD: Kingsthorpe Ward

APPLICANT: BSH Projects Ltd
AGENT: Aitchison Raffety

REFERRED BY: Councillor Sally Beadsworth
REASON: Traffic concerns and impact on green space

DEPARTURE: Yes

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development would contribute towards the Borough's 5-year housing supply and would cause less than substantial harm to the setting, of Kingsthorpe Conservation Area. The proposed development would not have undue impact on neighbour amenity, flood issues, biodiversity and highway safety. The development is therefore in conformity with the requirements of the National Planning Policy Framework, Policies H1, BN1, BN2, BN5, BN8 & S10 of the West Northamptonshire Joint Core Strategy and Saved Policy E20 and E26 of the Northampton Local Plan.

2. THE PROPOSAL

- 2.1 The application is an outline proposal for residential development with all matters reserved except access. The application form states that the development will consist of 5 dwellings, but does not specify the size of the dwellings nor the proposed number of bedrooms the properties would contain.
- 2.2 A new access from Mill Lane is indicated in a central location and the existing field access is indicated to be closed.
- 2.3 The application is supported by the following documents;

- Landscape and visual impact assessment
- Access details
- Ecological appraisal
- Planning, heritage, design and access statement
- Flood risk assessment
- Arboricultural assessment

3. SITE DESCRIPTION

- 3.1 The site measures 0.74ha and is currently an irregular shaped paddock grazed by horses. To the front of the site is a stone wall. Whilst this gives the appearance of being a historic feature, records indicate that this was relocated to its current position when Mill Lane was widened in more recent time. The application is in outline form with an indicative layout showing five houses. The access is shown for approval and would result in a breach in this stone wall.
- 3.2 The land slopes away in a westerly direction towards the Nene, with a belt of trees separating the site from the Kingsthorpe Local Nature Reserve along the river valley. To the east of the site, on higher ground is a group of residential properties. The more substantial of these, Kingsmoor House has been substantially extended since its construction and two further dwellings were erected towards the front of the site in 2000.
- 3.3 Land to the north of the site that adjoins Kingsthorpe Conservation Area is shown as being within the applicants' ownership but is not included in the application.
- 3.4 The Kingsthorpe Conservation Area boundary is situated approximately 14m from the application site.

4. PLANNING HISTORY

- 4.1 An outline application for 5 dwellings with double garages on the land was refused in October 1997 (ref N/1997/570) due to the impact on the character and setting of this part of the Nene River Valley and its associated function as greenspace and that it formed an undesirable sporadic extension of Kingsthorpe Village.
- 4.2 Since the time of the previous application, changes in planning policy and the requirement for the Council to demonstrate a 5 year housing land supply have resulted in a change in circumstances that would justify a review of the issues relating to the development of the site.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental

roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 7 - there are three dimensions to sustainable development. These dimensions give rise to the need for the planning system to perform a number of roles: an economic role, a social role, an environmental role.

Paragraph 14 - central to the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 17 – sets out core land-use planning principles, which seek to secure high quality design and a good standard of amenity for existing and proposed occupiers; encouraging the effective use of brownfield sites; managing patterns of growth to make fullest use of sustainable locations.

Paragraph 35 - developments should be located and designed where practicable to create safe and secure layouts which minimise conflicts between traffic and cyclists and pedestrians.

Paragraph 47 - requires Local Planning Authorities to meet objectively assessed housing needs for their area and to identify and update a supply of deliverable sites to provide 5-years' worth of housing against these requirements.

Paragraph 49 - housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 50 - to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, should plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community.

Paragraph 53 - local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

Paragraph 56 - good design is a key aspect of sustainable development and should contribute to making places better for people.

Paragraph 131 - account should be taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Paragraphs 132 - in considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy SA: presumption in favour of sustainable development requires the Council to take a positive approach that reflects a presumption in favour of sustainable development and that proposals should be determined in accordance with the development plan.

Policy S4: Northampton Related Development Area sets out the housing needs for the plan period for Northampton.

Policy S10: Sustainable Development Principles - Seeks to achieve the highest standards of design and to protect, conserve and enhance heritage assets and their settings.

Policy H1: Housing Density and Mix and Type of dwellings – considers the location and setting of the site, the character of an area, living conditions for future residents and amenities of occupiers of neighbouring properties. The principles of Policy H1 require that development should make most efficient use of land.

Policy BN1: Green Infrastructure Connections – relates to the creation and enhancement of green infrastructure corridors as mitigation of the effects of climate change through improved flood risk management, to enhance biodiversity and to reflect local character through the planting of native and climate appropriate species and consideration of natural and cultural heritage features. This is to be supported by a long term management strategy.

Policy BN2: Biodiversity – seeks to protect biodiversity and ensure adequate surveys are undertaken to establish habitats and species on the site.

Policy BN5: The Historic Environment and Landscape – Heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance.

Policy BN8: River Nene Strategic River Corridor – relates to the enhancement and protection in recognition of the contribution to the towns green infrastructure network. Proposals for new development and habitat enhancement should demonstrate the importance of the River Nene for biodiversity.

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20: New Development - requires new development to reflect the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials and be located in a manner which ensures adequate standards of privacy, daylight and sunlight.

Policy E26: Development in Conservation Areas - requires developments to preserve or enhance the character and appearance of the area, and not to demolish buildings which make a contribution to the character and appearance of the conservation area, where they are capable of an alternative use.

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

5.6 Other Material Considerations

Kingsthorpe Conservation Area Appraisal.
The Setting of Heritage Assets – Good Practice Advice Historic England.

Managing significance in decision-taking in the historic environment – Good Practice Advice Historic England.

Northampton Green Infrastructure Plan which identifies this site as being within the Brampton Arm of the River Nene and adjacent to the Kingsthorpe Nature Reserve (which is characterised as riverside meadows). This area is identified as a site with opportunities for the improvement of the management of the streams, wetlands and riverside meadows to increase the biodiversity value.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **NCC Highways and Access** - no objection to the access or the application in principle, subject to the provision of a visibility splay and details of the gradient of the access.
- 6.2 **NCC Local Lead Flood Authority** - referred to standing advice only in respect of surface water drainage.
- 6.3 **Environment Agency** - no objection to the application subject to the addition of condition relating to drainage.
- 6.4 **NBC Public Protection** - concerns expressed relating to noise, contaminated land and air quality. Conditions have been added in respect of noise and contaminated land. The Environmental Health Officer has also sought measures to restrict hours of site operations to limit the impact on the adjacent neighbour.
- 6.5 **Northamptonshire Police** - The development constitutes a 'back land' development in that it does not address the street, as per the key principles contained in the SPG on Planning out Crime, and benefits from little passing surveillance from vehicles or pedestrians. In order to reduce opportunities for unauthorised access by persons in vehicles or on foot, it is recommended that an automatically controlled gate is provided across the drive.
- 6.6 **NBC Conservation Section** - The site does not directly adjoin the Kingsthorpe Conservation Area and therefore the considerations are based on the impact on the views of the Conservation Area. It is considered that the impact would be neutral. It is suggested that the existing access is widened rather than form a new access point in the stone wall on the frontage.
- 6.7 **NBC Planning Policy Section** - it is noted that the site has historically been partially designated as greenspace, but the policy to which this relates has been superseded. It does lie adjacent to a Local Nature Reserve and site is of acknowledged nature conservation value as referred to in the Green Infrastructure Plan 2016. It is further noted that the Council's most recent Five Year Land Supply Assessment identifies a supply of 3.1 years.
- 6.8 **NCC Archaeology** - the site lies just outside the Conservation Area and area of known historic settlement. There is the potential for medieval or post-medieval remains to be found on the site. Remains have been found in the vicinity, although not on this site. A condition has been imposed requiring the submission of a written scheme of investigation prior to commencement on site.
- 6.9 **NBC Arboriculture Officer** - no arboricultural reasons why this application should be refused. Recommend a planning condition to be imposed regarding tree protection.
- 6.10 **NCC Ecology** - broadly satisfied with the content and recommendations set out in the Ecological Appraisal, subject to conditions relation to the management of the works on site, lighting and a further bat survey being carried out.

- 6.11 **Kingsthorpe Amenity Preservation Group** - has submitted a list of residents who they considered should be consulted on the application. The majority of these were not adjacent to the site, but it was considered that adequate public consultation had been carried out as set out later in this report. A further letter has been received setting out objections on the grounds of impact on the Conservation Area, highway safety, natural environment and flood risk, procedure, character and appearance of the area, ground instability and loss of amenity to Kingsthorpe village.
- 6.12 **Councillor Beardsworth** - has requested that the application is discussed at Planning Committee due to the following concerns:
- The exit and entry of the site is in a 40 mph speed limit on an extremely busy road.
 - It is a safer route to school for children.
 - It is a cycle route which is used by many school children and other cyclists.
 - Impact on the Brampton Valley green space corridor and the value of the green space identified within historical and current planning policy.
- 6.13 **Michael Ellis MP** - considers that the application should be rejected as the area is unsuitable for development and should be reserved for grazing.
- 6.14 23 letters of objection were received from 9 individuals as a result of the public consultation. In addition, some of the residents have appointed professional assistance to represent them and assess the planning merits of the proposal. The representations are summarised as follows:
- Contrary to the adopted policies of the Northampton Local Plan;
 - Value of the greenspace in terms of impact on wildlife, health and wellbeing of the surrounding residents;
 - Impact on protected species;
 - Character and appearance of the area; blight the view; loss of amenity land and green buffer;
 - Impact on residential amenities including overlooking of games/music studio/swimming block, first floor windows and garden terrace;
 - The site has main sewers, a pumped water main and possibly other utilities passing through the site;
 - Traffic and highway safety; lack of Transport Statement; impact on footpath and cycleway;
 - Loss of grazing;
 - Flood risk;
 - Extent of direct consultation should be extended;
 - The proposal would lead to urban sprawl;
 - Adequate provision for housing in Northampton to meet the 5 year land supply;
 - Impact on conservation area;

7. APPRAISAL

- 7.1 The main issues to consider in respect of this proposal are the principle of residential development, impact on the setting of the conservation area, biodiversity and protected species, highway implications and impact on adjoining occupiers.

Principle

- 7.2 It is noted that the site was partly designated as Greenspace and as River Valley Policy Area in the Northampton Local Plan. Both of these policies are now superseded by various policies in the West Northamptonshire Joint Core Strategy Local Plan (Part 1) and in the Central Area Action Plan.

- 7.3 It is not considered that the superseding policies preclude consideration in principle of development on this site, subject to further detailed assessment including of ecological and landscaping. These assessments should also take account of the adjoining designations (including Local Nature Reserve and Site of Acknowledged Nature Conservation Value) and take account of the Green Infrastructure Plan 2016 including the role of this site in the wider green Infrastructure network.
- 7.4 It is noted that the Council's most recent Five Year Land Supply Assessment (April 2016) identifies a five year housing land supply within the Borough of 3.1 years.
- 7.5 The area is located on the edge of the Kingsthorpe village and adjoins existing development. The comprehensive development of the site will contribute to the Council's five year housing land supply. Subject to the issues discussed below, the principle of development is considered acceptable.

General layout

- 7.6 An indicative layout has been submitted as part of the application. This shows the proposed dwellings are to be served from a private drive. The application is in outline form only with access not reserved for future consideration. This would then leave siting, appearance, landscaping, layout and scale to be determined as reserved matters at a later stage. Double garages and off road parking are indicated for each plot. It is considered that the proposed access would support the quantum of development proposed.

Drainage matters

- 7.7 The site lies within an area designated as Flood Zone 1 on the published drainage maps by the Environment Agency. A flood risk assessment has been supplied and indicates that the site is unaffected by flooding due to surface water runoff.
- 7.8 Following consultation with the Environment Agency, no objections have been raised subject to details of the phasing of the development and the means of foul drainage on and off the site to be submitted.
- 7.9 Objectors have commented that the site has various water mains and sewers running through the site (and potentially other services). The applicant has advised that the layout indicated on the submitted plans has taken this into account and no services will be affected by the proposal.

Impact on Heritage Assets

- 7.10 The Kingsthorpe Conservation Area boundary was established in 1970, amended in 1976 and further amendment have recently been proposed. The application site does not directly adjoin Kingsthorpe Conservation Area and the main issue from a built conservation perspective is the impact on the setting and views of the Conservation Area.
- 7.11 The designation of a conservation area does not preclude development, however the development needs to take account of the impact that development may have on the setting and appearance of the conservation area.
- 7.12 The most significant view of the Conservation Area is from Mill Lane, where the spire of St John's Church and the canopy of trees around the church and village green are visible, although the view is compromised by recent housing development (notably Fremeaux Lodge and Kingsmoor House) that lie outside of the Conservation Area. The height of the proposed houses is not specified and will be an important consideration, to ensure that the church spire and trees remain visible. The openness of the site as a green backdrop of the conservation area and the village would be eroded. This would impact on the setting of the Conservation Area. However, it is

considered that the harm would be less than substantial and the impact would be outweighed by the supply of much needed housing land.

- 7.13 The view from the river valley and nature reserve is partly obscured by trees. On the basis that the land immediately adjoining the Conservation Area, which is visible from the nature reserve, is not within the site, it is not considered that the view towards the Conservation Area from the river valley would be affected.
- 7.14 Land adjoining the Conservation Area is visible in views westwards from between properties on Green End, but has been excluded from the site. As such, the view outwards from Green End would not be affected by the proposal. The application site is hidden by existing development in views southwards from within the Conservation Area and again it is considered that the impact on the conservation area would be neutral.
- 7.15 The stone boundary wall along the north side of Mill Lane that runs from Kingswell Road to the western edge of the site is an attractive feature; the original wall is likely to have formed the boundary of land associated with Home Farm although it appears to have been re-built. The section bordering the site is of significance and should be considered as part of a non-designated heritage asset, the impact on which, in accordance with paragraph 135 of the NPPF, should be taken into consideration.
- 7.16 The Conservation Officer has advised that if the application is to be approved, he would suggest that the existing entrance into the field at the eastern end of the site be used and widened as necessary, rather than the formation of a new opening, with a resultant loss of a further section of the wall. This would result in an access point serving the proposed dwellings, Kingsmoor House and the two other properties to the front of Kingsmoor House. It is considered that this would result in an awkward arrangement at the entrance and has not been suggested to the applicant.
- 7.17 The County Council Archaeologist has made observations in respect of the potential for archaeological remains to be present on the site and, as such, a condition is recommended to secure a written scheme of investigation.

Impact on neighbouring properties

- 7.18 As the application relates to an outline proposal, details of the height of the proposed dwellings and location of windows is not for consideration at this stage. However, given the difference in levels on the site, compared to the adjacent property, the layout can be set out in a way that the overall impact is reduced.
- 7.19 The occupants of Kingsmoor House have raised concerns relating to privacy to his leisure building (including swimming pool). At this stage there is no indication that there would be windows directly overlooking this building and the final design could take account of this. If a similar layout to that indicated was to be proposed, the gable end of Plot 4 would not necessarily have windows within it. At this point there is also an established conifer hedge that would provide screening of the garden area. Plot 3 could also be designed to minimise overlooking, although any views be directed towards the front of the property rather than the side.
- 7.20 31 Green End was constructed around 2007 within the grounds of Fremeaux House. The garden to this property is also screened by a mature hedge and the main windows are to the front and rear of the dwelling. Overlooking between Plot 5 and 31 Green End is therefore minimal. It is also considered that there would be no undue impact in terms of loss of light to 31 Green End.
- 7.21 It is therefore considered that on balance the proposed dwellings do not appear to adversely impact on the residential amenities of the surrounding properties.

Highways and Access

- 7.22 The principle of the access has been established through the existing field access, albeit in a different location and being shared with other properties from Mill Lane.
- 7.23 Generally the Local Highway Authority would discourage more than 5 dwellings to be served from a private drive. This proposal would represent the maximum number that would be generally accepted. A condition will be imposed to that effect. No objections to the access point and the associated access road have been raised by the Local Highway Authority.
- 7.24 The Local Highway Authority is satisfied with the indicated visibility splay, which demonstrates an acceptable access for pedestrians and vehicles. Further information has been requested in terms of the gradient of the access road and this has been covered by condition.
- 7.25 All the plots indicate on-plot parking spaces and garages. Although the application is in outline form the parking provision indicated on the submitted drawing is considered sufficient and the Highway Authority have no objections. This will be considered further at the reserved matters stage.
- 7.26 Whilst a number of representations have referred to the potential highway safety impact, no objections have been raised by the Local Highway Authority that cannot be otherwise covered by conditions.

Ecology

- 7.27 A preliminary ecological appraisal has been submitted with the application. This considered the presence of amphibians (great crested newts and toads), mammals (badgers, hedgehogs, otters and water voles), reptiles (common lizard and grass snake), bats, birds on and around the site. The appraisal also acknowledged the habitat of the site and the flora that populated parts of the site.
- 7.28 The appraisal recommended that further survey work is carried out prior to commencement of work on site and in some cases this may also require that the timing of works takes account of nesting and breeding seasons. Conditions are proposed to address these points.
- 7.29 The reports notes that the likelihood of bats on the site are high and recommendations relating to suitable lighting on the site are made to minimise the disturbance of bats and other nocturnal mammals.
- 7.30 The appraisal recommends additional surveys are to be carried out prior to commencement of works and also that additional native planting is provided as a means of enhancement of the area, which is in line with the recommendations of the Northampton Green Infrastructure Plan. Further landscaping details will be submitted as part of future reserved matters.
- 7.31 The County Ecologist supports the recommendations set out in the appraisal, but has further recommended that a further bat survey is carried out, particularly if further trees are to be removed.

Arboricultural issues

- 7.32 The application is accompanied by a Tree Survey which provides a condition survey of the trees on site and identifies trees for retention. The trees are principally situated within the western area of the site. The majority of the trees have been graded as category C; those of low quality and value. Three trees along the frontage adjacent to Mill Lane have been graded as category B: those of moderate quality and value. The large hybrid Poplar, T9, approximately half way along

the western boundary is a very prominent feature within the local landscape, but has been graded as category U: those of such condition that any existing value would be lost within 10 years. The tree has a basal wound, possibly as a result of fire damage and there is evidence of basal decay. There is evidence of some historic branch failure and considering the species this tree is likely to suffer further branch failures in the future.

- 7.33 Although, the majority of trees have been graded as category C, they do provide an important feature within the landscape and contribute to the visual amenity of the area. The plans indicate that tree T3 will be removed to facilitate access off Mill Lane. The tree survey recommends the removal of tree T9 due to its poor condition but the layout plan appears to show the tree to be retained. The development proposals on the layout plan would appear to show an indicative representation of the trees but it would appear that the development can be achieved without a negative impact on those trees to be retained. It is appreciated that this is an outline application with reserved matters, any future detailed proposals should observe the minimum root protection areas (RPAs) and should be accompanied by an arboricultural impact assessment and arboricultural method statement to include the proposed tree protection measures.
- 7.34 In principle the Council's Arboriculture Officer is satisfied with the protection of the trees on the site and the planting scheme proposed.
- 7.35 Policies BN1, BN2 and BN8 of the Joint Core Strategy do not preclude development of the site on biodiversity or green infrastructure grounds, but ecological surveys are recommended along with native planting and habitat enhancement is recommended.

Other matters

- 7.36 The Environmental Health Officer has sought measures to mitigate the impacts of noise and air pollution and contaminated land. Conditions have been imposed to address the noise and contaminated land.
- 7.37 In terms of the air quality and noise, whilst the intentions are noted, the Council's adopted planning policies cannot insist on measures, particularly in small scale developments such as this. However, measures to protect neighbouring residents from unreasonable levels of dust, noise vibration and hours of working, can be addressed through the submission of a Construction Environmental Management Plan (CEMP), which requires the developer to consider the impact and indicate measures to mitigate any potential issues. A condition has been proposed to address this.

8. CONCLUSION

- 8.1 The proposal for outline consent for five dwellings on the site has been considered in terms of the impact on the environment, heritage and the need to meet the Council's 5-year housing supply requirements. This is a finely balanced proposal and the decision has to consider the harm verses the benefits.
- 8.2 It is considered that the proposed development would contribute towards the Council's 5-year housing supply and would have a less than substantial impact upon the setting of the Kingsthorpe Conservation Area, neighbour amenity, flood issues, biodiversity and highway safety.
- 8.3 Whilst the site is an open area of grazing land visually enjoyed by the public, it is not land that is publicly accessible. With appropriate landscaping and mitigation the development can be carried out with minimal impact on the adjacent ecology.

- 8.4 The development is therefore in conformity with the requirements of the National Planning Policy Framework, Policies H1, BN1, BN2, BN3, BN5, BN8 & S10 of the West Northamptonshire Joint Core Strategy and Saved Policy E20 and E26 of the Northampton Local Plan.

9. CONDITIONS

1. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or, if later, before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

2. Approval of the details of the appearance, landscaping, layout and scale ("the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: This permission is in outline only granted under Article 5(1) of the Town and Country Planning (Development Management Procedure) Order 2015.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990

4. The development hereby permitted shall be carried out in accordance with the following approved plans: Highway Access details: AIT/223/PA/002.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

5. No building works which comprise the erection of a building required to be served by water services shall be undertaken in connection with any phase of the development hereby permitted until full details of a scheme including phasing, for the provision of mains foul water drainage on and off site has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details hereby approved. No building shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason: To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure. To comply with the requirements of Policy BN9 of the West Northamptonshire Joint Core Strategy

6. No development shall take place 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.

Reason: In the interests of archaeological research in accordance with Policy BN5 of the West Northamptonshire Joint Core Strategy.

7. Prior to the commencement of any construction work on site (Including demolition), a full ecological survey of the site shall be undertaken, the results of which shall be submitted to and approved in writing by the Local Planning Authority. Should any protected species be identified on the site, a scheme for the protection of these species shall be submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with the approved scheme concurrently with the development and retained thereafter.

Reason: In the interests of wildlife and nature conservation in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy.

8. Prior to the commencement of development, full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and E20 of the Northampton Local Plan.

9. The existing stone boundary wall fronting onto Mill Lane shall be retained apart from the section that needs to be removed to provide the sole access to the development as shown on drawing AIT/223/PA/002.

Reason: In the interests of visual amenity and to safeguard the setting of the conservation area in accordance with Policy E26 of the Northampton Local Plan.

10. Prior to the commencement of development, full details of the proposed surface treatment of all roads, access and parking areas, footpaths and private drives including their gradients shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and E20 of the Northampton Local Plan.

11. Full details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to the Local Planning Authority as part of the first reserved matters submission. The development shall be carried out in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan.

12. Prior to the commencement of development, details of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and E20 of the Northampton Local Plan.

13. No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

14. 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 Condition 13 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 13, 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 Condition 13.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

15. Prior to development commencing, the applicant shall submit to the Planning Authority an assessment of the noise exposure of each habitable room and/or outdoor amenity spaces due to transportation noise. This must take into account, the likely growth of traffic over the next 15 years.

Where noise levels in any habitable room or amenity space may exceed:

- Indoor habitable areas – LAeq,16H 35 dB window open, during the daytime period (07:00 – 23:00)
- Bedrooms – LAeq,8H 30 dB and LAMAX 45 dB (for 2+ events per hour) window open, during the night time period (23:00 – 07:00)
- Outdoor Amenity Spaces – LAeq,16H 50 dB

A scheme to protect any affected habitable rooms/bedrooms or outdoor amenity spaces shall be submitted to the Local Planning Authority for written approval. The approved scheme shall be installed prior to first occupation of the dwellings hereby permitted and retained thereafter

Reason: In order to safeguard the amenities of future occupiers in accordance with the requirements of the National Planning Policy Framework.

16. All trees shown to be retained in the approved plans shall be protected for the duration of the development by stout fences to be erected and maintained on alignments to be approved in writing by the Local Planning Authority before any development works shall take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials or waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy BN3 of the West Northamptonshire Joint Core Strategy.

17. Prior to the commencement of development, full details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: To secure a satisfactory standard of development in accordance with Policies S10 and BN2 of the West Northamptonshire Joint Core Strategy and E20 of the Northampton Local Plan.

18. The development hereby approved shall be limited to a maximum of 5 dwellings only.

Reason: To secure a satisfactory standard of development and to accord with the terms of the planning application in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and E20 of the Northampton Local Plan.

19. Prior to the commencement of works on site, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall indicate measures to mitigate impacts on ecology, trees, air quality, waste, noise and vibration, hours of operation and haul routes to and from the site. Development shall be carried out in accordance with the CEMP.

Reason: To secure a satisfactory standard of development and protect residential amenities of the area in accordance with Policy S10, BN2 and BN9 of the West Northamptonshire Joint Core Strategy and E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

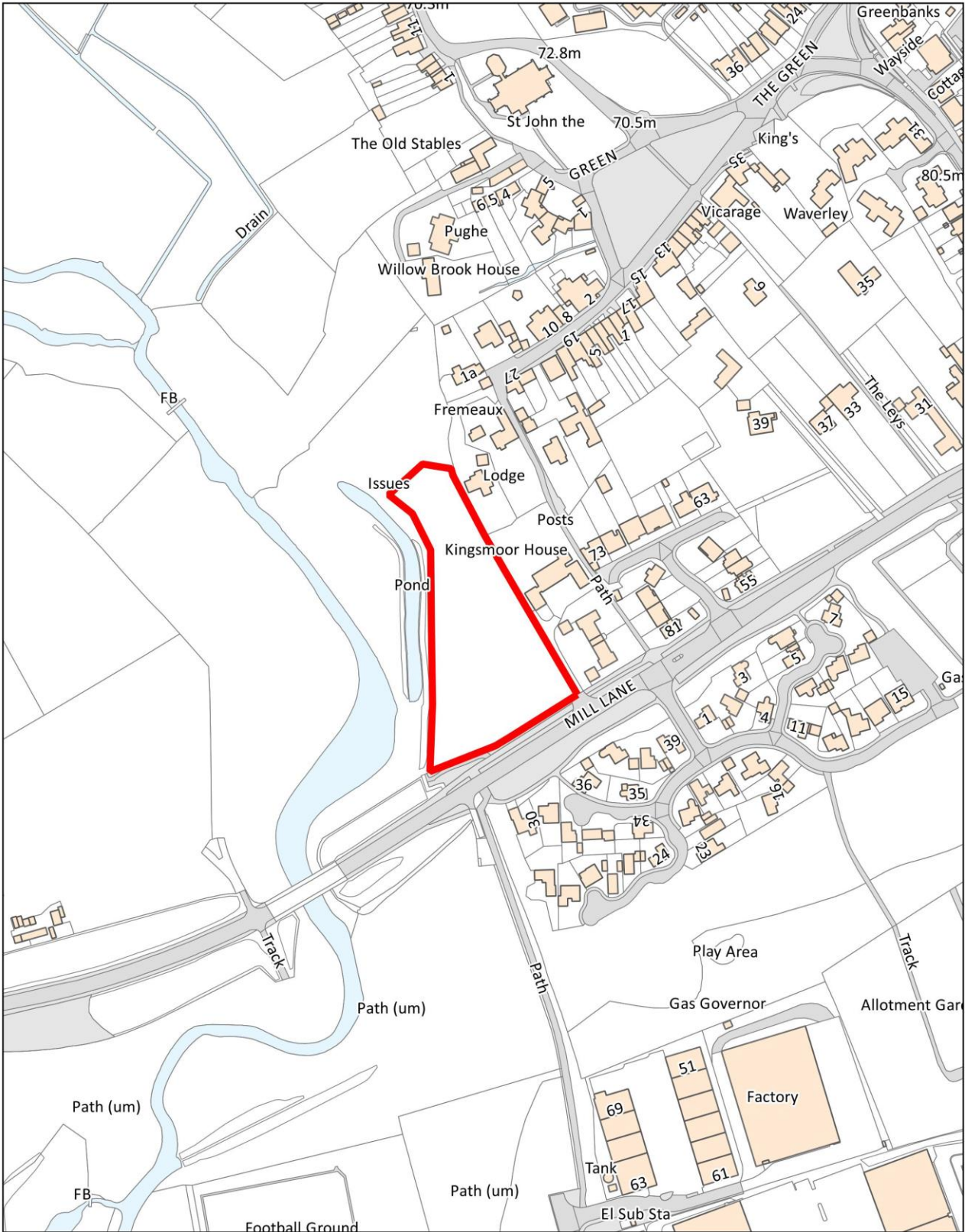
- 10.1 N/2016/1188.

11. LEGAL IMPLICATIONS

- 11.1 The development is CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **Grazing Land, Mill Lane**

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Date: 30-01-2017

Scale: 1:2,500

Drawn by: -----