



Planning Committee Report

Application Number: WNS/2022/2384/MAF
Location: Land East Of Northampton Road, Roade,
Northamptonshire
Development: Development of up to 24 First Homes (amended plans)

Applicant: Snowdon Homes Ltd
Agent: Aitchison Raffety
Case Officer: James Paterson

Ward: Towcester and Roade

Reason for Referral: This is a major planning application.
Committee Date: 03/08/23

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS AND SUBJECT TO A S106 LEGAL AGREEMENT

Proposal

Development of up to 24 First Homes (amended plans)

Consultations

The following consultees have raised **objections** to the application:

- Roade Parish Council, Elected Ward Members (Towcester & Roade), WNC Lead Local Flood Authority, TVP Crime Prevention Design

The following consultees have raised **no objections** to the application:

- WNC Planning Policy, Anglican Water, WNC Environmental Health, WNC Archaeology, WNC Highways, Highways England, Advisor, WNC Developer Contributions, WNC Conservation, WNC Strategic Housing

The following consultees are **in support** of the application:

- None

66 letters of objection have been received and 3 letters of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Design
- Heritage
- Neighbouring Amenity
- Occupier Amenity
- Highway Safety
- Flooding and Drainage
- Ecology
- Land Quality

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 This application relates to a parcel of agricultural land which lies to the east of Northampton Road and just outside the confines of the village of Roade, which is a Primary Service Village. The site abuts the plots of various dwellinghouses fronting Northampton Road or Manor Close, as well as the settlement boundary of Roade, to the south. To the south-east of the site lies an area of agricultural land which benefits from planning permission for a change of use to form an extension to Roade Cemetery (reference: S/2020/1343/FUL). To the north and east lies additional agricultural land in use for cultivation, although additional dwelling and an allotment lie some distance to the north. To the west, across Northampton Road, lies an enclosed agricultural field used as animal pasture.
- 1.2 The site itself is relatively devoid of features given that it is currently used for cultivation. The site is not currently enclosed in any way, although there is sporadic vegetation along parts of the boundary between the site and the dwellings to the south.
- 1.3 The site does not lie within any specific designations, although it is within the Roade Neighbourhood Plan area; however the Roade Conservation Area lies a short distance to the south of the site as do a number of listed buildings.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 This application seeks full planning permission for the erection of 24 First Homes on the site. First Homes are a type of affordable housing, as per the definition in the NPPF, which are to be discounted against their market value in perpetuity and have a maximum value of £250,000 in order to assist buyers meeting the First Homes eligibility criteria. 11 of the dwellings would have two bedrooms, while 13 would have three bedrooms.

- 2.2 The majority of the development would be accessed via a new estate road connected to Northampton Road. Much of the development would be arranged in an outward facing perimeter block between this new road and Northampton Road while the remaining houses would back onto the houses to the south or the agricultural fields to the east. Each dwelling would be afforded two off-street parking spaces and an area of private outdoor amenity. An area of public open space would be provided to the north of the site; three of the properties would have frontages facing this public amenity. This open space would also contain an attenuation basin which forms part of the drainage strategy for the site. The wider landscape plan entails the retention of the limited vegetation already on the site in addition to the planting of new hedges to the eastern and northern boundaries of the dwellings while the public open space would remain largely unenclosed.

3 RELEVANT PLANNING HISTORY

- 3.1 There is no planning history directly relevant to the proposal.

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving or enhancing the character or appearance of a conservation area.

Development Plan

- 4.4 The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

- 4.5 The relevant policies of the LPP1 are:
- SA – Presumption in Favour of Sustainable Development
 - S1 – Distribution of Development
 - S2 – Hierarchy of Centres
 - S10 – Sustainable Development Principles
 - S11 – Low Carbon and Renewable Energy

- RC2 – Community Needs
- H1 – Housing Density and Mix and Type of Dwellings
- H2 – Affordable Housing
- H3 – Rural Exception Sites
- H4 – Sustainable Housing
- C2 – New Developments
- BN2 – Biodiversity
- BN5 – The Historic Environment and Landscape
- BN7 – Flood Risk
- BN7A - Water Supply, Quality and Wastewater Infrastructure
- INF2 – Contributions to Infrastructure Requirements
- R1 – Spatial Strategy for the Rural Areas

South Northamptonshire Local Plan (Part 2) (LPP2)

4.7 The relevant policies of the LPP2 are:

- SS1 – The Settlement Hierarchy
- SS2 – General Development and Design Principles
- LH1 – Residential Development Inside and Outside Settlement Confines
- LH2 - Starter Homes Outside Settlement Confines
- LH10 – Housing Mix and Type
- GS1 - Open Space, Sport And Recreation
- HE1 - Significance Of Heritage Assets
- HE2 - Scheduled Ancient Monuments & Archaeology
- HE5 - Listed Buildings
- HE6 - Conservation Areas Trees, Woodlands And Hedgerows
- NE5 - Biodiversity and Geodiversity

Roads Neighbourhood Plan

- RNDP1 – New Housing within the Roads Village Confines
- RNDP4 – Design Principles
- RNDP7 - Conserving and Enhancing Valued Landscape Features
- RNDP11 - Traffic Management and Transport Improvements

5 RESPONSE TO CONSULTATION

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Anglican Water	No Objection	<i>Officer Summary:</i> No objection – informatives required
Elected Ward Members (Towcester & Roads)	Objection	“Roads Parish Council agreed a legally binding Neighbourhood Development Plan in 2019 – a plan in which there was extensive village participation and one in which the boundary of the village was

		<p>agreed. The proposal for 24 new houses is outside that boundary, and thus should be rejected. We cannot expect our parish councils to go to the time and expense of agreeing a NDP only for them to be ignored when a development is proposed - the NDP is essential to protect and safeguard our green spaces. The location of the proposal would exacerbate current traffic issues in Roade, and it would also stretch local amenities, not least access to a GP, thereby going against the ambitions in our own Integrated Care Strategy, which states that everyone should have the opportunity to be fit and well - this will be impossible if people cannot access the doctors.”</p>
Highways England	No Objection	<p>The proposed development would not have a significant impact on the operation of the SRN. National Highways therefore has no objection to this application</p>
Roade Parish Council	Objection	<p><i>Officer Summary:</i> The Parish Council objects because they consider that the proposal is in conflict with the neighbourhood plan, specifically RNDP1, as well as due to the village having already provided 400 new homes in the plan period. The Parish Council has also raised concern as to why this site has been chosen and whether there might be a more appropriate site elsewhere.</p>
TVP Crime Prevention Design Advisor	No Objection	<p>This iteration is far worse from a crime prevention perspective as there are now a lot of exposed rear garden boundaries whereas previously more of them were back to back or backing onto existing hedgerow offering security. Most burglaries occur via an entry at the rear of a property and on this layout 8 of the properties have exposed rear garden fences or walls easily able to be climbed over from the public domain. To reduce such opportunities a trellis topping will be required to augment the fence and make climbing less easy.</p> <p>The sheds being provided should be located away from these exposed rear boundaries as they provide a perfect means of climbing into a garden.</p> <p>Furthermore the car parking spaces on this new layout are now completely unobservable from within the dwelling they serve being behind the garden fence and</p>

		<p>even where the parking spaces are to the side of the house no windows have been provided to enable active surveillance.</p> <p>This iteration provides many more opportunities for crime and that is disappointing.</p>
WNC Archaeology	No Objection	<p>In light of this, while there is some potential for currently unknown archaeological sites to be identified, there is no evidence at present to suggest that highly significant remains are present. On this basis, as I stated at the time of the pre-app, a programme of evaluation by geophysical survey and trial trenching should be secured by condition; the condition will also cover any mitigation works which may be found to be necessary following the evaluation.</p> <p>The proposed development will have a detrimental effect upon surviving sub-surface archaeological remains. Such effects do not represent an over-riding constraint to development provided that adequate provision is made for the investigation and recording of any remains so affected. In order to secure this please attach a suitable condition for a programme of archaeological work as per NPPF paragraph 205 to any permission granted in respect of this application.</p>
WNC Conservation	No objection	<p>The site lies to the north east of Roade Conservation Area and north of an C18 cottage mid C18 house, both Grade II listed building; proposals should seek to sustain and enhance significance which includes the setting of heritage assets. The conservation area boundary defines the historic core of the settlement which is largely surrounded by modern development; the conservation area itself is largely inward looking concentrating on the historic linear streetscene may up of vernacular and C19 building. The setting provided by the modern development does not make a positive contribute to overall significance of the area. The proposed site is one of the few areas of open land that abut the conservation area and whilst there is synergy between the villages agricultural past and the open countryside which the submitted Heritage Statement recognises. The development of the site</p>

		<p>will alter the setting of the conservation; it is considered that the relocation of the open space to the south with a hedgerow boundary would largely mitigate any affects. This change in setting would cause some harm albeit that harm is less than substantial in accordance with Para 202 of the NPPF that harm needs to be weighed against the public benefits of the scheme. In terms of the listed buildings, their settings are largely limited to their immediate environs and shared contribution to the historic setting of the green. The site whilst close to the listed cottage is not considered to harm the setting of the cottage which already has modern dwellings on either side. The proposed development is not considered to harm the setting of the listed buildings. I have considered the Heritage Statement submitted with the application and broadly concur with the findings in terms of significance and associated impacts although I do not consider the current scheme, with the dwellings closest to the village and public open space at the new edge of the village would mitigate the effects of the development as effectively as having the open space closer to the village.</p>
WNC Developer Contributions	No Objection	<i>Officer Summary:</i> No objection, contributions required.
WNC Environmental Health	No Objection	<i>Officer Summary:</i> No objection, conditions required in relation to air quality, land quality, construction and noise.
WNC Highways	No Objection	<i>Officer Summary:</i> Initially raised concern with regard to visibility splays and the internal layout of the carriageway. Revised plans have addressed these concerns and only a construction traffic management plan will be required by condition
WNC Lead Local Flood Authority	No Objection	<i>Officer Summary:</i> Initially raised concern with regard to the submitted information and the possibility of flooding on the site. Following meetings with the Applicant and the submission of additional technical information, the LLFA is now satisfied that the proposal would not give rise to unacceptable flooding or drainage issues and would be acceptable, subject to conditions.
WNC Planning Policy	No Objection	The proposal is adjoining but outside of the settlement confines of Roade and is considered open countryside by the development plan. As such planning policy

		<p>would usually only accept residential development in limited circumstances and in accordance specifically with the following policies:</p> <ul style="list-style-type: none"> • Policy SS2 (General Development and Design Principles); Policy LH1 (2) (Starter homes outside of settlement confines); and Policy LH3 (Entry level and Single Plot Exception Sites) of the South Northamptonshire Local Plan Part 2 (SNLPP2) • Policy R1 (Spatial Strategy for the Rural Areas) of the West Northamptonshire Joint Core Strategy (WNJCS); and • Policy RNDP1 (New housing within Roade village confines) of the Roade Neighbourhood Plan (RNP). <p>Paragraph 6 of the National Planning Policy Framework (NPPF) sets out that other statements of government policy may be material when deciding applications, such as Written Ministerial Statements. Related to this proposal, the Affordable Homes Update Ministerial Statement (dated 24 May 2021 and in effect on 28 June 2021) sets out that :</p> <p>First Homes exception sites should be on land which is not already allocated for housing and should:</p> <ol style="list-style-type: none"> a) comprise First Homes b) be adjacent to existing settlements, proportionate in size to them, not compromise the protection given to areas or assets of particular importance in the National Planning Policy Framework, and comply with any local design policies and standards. <p>Paragraph 6.2 of the Planning Statement states that the scheme will comprise of 100% First Homes and provide a mix of 2 and 3-bed homes.</p> <p>While development of this land would constitute a departure from the Development Plan, when considering the Ministerial Statement dated 24 May 2021, Planning Policy do not object to the principle of First Home residential development on this site</p>
WNC Strategic Housing	No Objection	<p><i>Officer Comment: Summary of comment:</i> “The principle of ‘First Homes’ provision is in accordance with Government policy.</p>

		<p>The qualification criteria and procedure for allocation of the 'First Homes' will need to be secured through a S106 agreement Any s106 agreement will also need to secure the 'First Homes' in perpetuity, including a restriction on the title to ensure that the title cannot be transferred to another owner without the 'First Homes' criteria being met The demand for other traditional affordable housing products in this location is strong, therefore I would like to see some consideration given to substituting some 'First Homes' for other affordable housing tenures; this would also mitigate the risk of over-supply of 'First Homes', the demand for which is untested."</p>
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6 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

- 6.1 The Council has received 67 letters of objection, 4 letters of support and 3 letters with general comments raising the following comments:

Objection

- Strain on local infrastructure and facilities
- Flooding and drainage issues
- Loss of agricultural land
- Already lots of new housing in the village / Roade has met its housing target
- Overdevelopment of the village
- Loss of the village's identity
- Highways Safety – parent parking on Northampton Road, strain on the road network, speeding
- First homes is not true affordable housing
- Harm to the conservation area
- Alternative sites within the settlement confines
- No identified need for such housing
- Proposed dwellings are poorly designed
- Erosion of air quality
- Site is outside of the settlement boundary
- Lack of on-site renewables (solar panels, heat pumps etc)
- Impact on neighbours' amenity
- Anti-social behaviour
- Impact on villagers' health and well-being

Support

- Will help locals on to the property ladder and stay in the village
- Need more affordable housing

7 APPRAISAL

Principle of Development

Policy

- 7.1 Policy SA of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) sets out that when considering development proposals the relevant council will take a positive approach that reflects the presumption in favour of sustainable development contained in the national planning policy framework. Policies S1 and S2 deal with the distribution of development and the settlement hierarchy within the district.
- 7.2 Policy SS1 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that proposals for new development will be directed towards the most sustainable locations in accordance with the District's settlement hierarchy. It also states that new development should be within the settlement boundaries of first, second, third and fourth category settlements, as defined on the proposals maps, in accordance with their scale, role and function unless otherwise indicated in the local plan.
- 7.3 Policy R1 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) sets out the spatial strategy for rural areas. The policy specifies that development in rural areas will be guided by the rural settlement hierarchy and sets out a list of criteria that will be considered when considering development proposals in rural areas. It also lists a set of requirements for residential developments in rural areas.
- 7.4 Policy H1 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) sets out that across West Northamptonshire new housing development will provide for a mix of house types, sizes and tenures to cater for different accommodation needs including the needs of older people and vulnerable groups. It states that housing developments will be expected to make the most efficient use of land having regard to the considerations listed in the Policy.
- 7.5 Policy H2 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) sets out the Council's requirements in terms of affordable housing. The policy also states that the tenure mix of affordable housing should reflect local housing need and viability on individual sites.
- 7.6 Policy H3 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) states that the provision of affordable housing to meet identified local needs in rural areas on 'exception sites' will be supported. Schemes must either be purely affordable housing or mixed tenure schemes including an element of market housing where this is essential to the delivery of the affordable housing. It will be a requirement that the market housing is the minimum necessary to make the scheme viable and that it meets specific locally identified housing needs. In all cases the site must be within or immediately adjoining the main built-up area of a rural settlement while the form and scale of development should be clearly justified by evidence of need through a local housing needs survey and finally arrangements for the management and occupation of affordable housing must ensure that it will be available and affordable in perpetuity for people in local housing need.
- 7.7 While Policy H3 covers the circumstances in which a development for affordable housing would be acceptable in the open countryside, it does not cover the 'First Homes' product and is therefore not tested in this circumstance.
- 7.8 Policy LH1 of the South Northamptonshire Part 2 Local Plan 2011-2029 sets out the criteria for residential development being acceptable both within and without defined settlement boundaries. Development outside settlement confines is considered to be in the open countryside and will not be acceptable unless it meets the criteria set out in the policy.

- 7.9 Policy LH2 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that proposals to deliver starter homes outside settlement confines at Rural Service Centres and Primary, Secondary (A & B) and Small Villages will be supported where the site is located immediately adjoining the defined settlement confines, the site is underused or unviable industrial and commercial land and III. The mix of dwellings types and sizes proposed reflects the identified housing needs of new entrants to the local housing market. The policy also states that where it can be demonstrated market housing is required to enable development, it will be supported where the full development proposal can be accommodated on previously developed land, sites comprising underused or unviable industrial and commercial land, the market housing is the minimum required to enable the delivery of the site for starter homes and the proposal conforms with Policy LH10 of this Plan.
- 7.10 While officers have included Policies LH1 and LH2 in this report for completeness and for members' reference, it is important to note that the proposal would not be tested against these policies as LH2 refers to starter homes outside of settlement confines. Since the proposed development is for first homes, the proposed dwellings would not meet the definition of starter homes set out in the accompanying text of LH2 and therefore the proposal is not tested against this policy. For completeness, a starter home, as defined in LH2 is a new dwelling which is only available for purchase by qualifying first-time buyers, and which is sold at a price which is at least 20% less than the market value and is subject to restrictions on sale or letting for the initial 5 year period of occupancy. The price cap for a starter home in South Northamptonshire is £250,000 and 'qualifying first-time buyer' is defined within the Housing and Planning Act 2016 as an individual who is a first-time buyer and is at least 23 years old but under the age of 40 at the time of purchase. A first home is defined in the NPPG as a new dwelling which must be discounted by a minimum of 30% against the market value, must be sold to a person or persons meeting the First Homes eligibility criteria and for which, on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer. Finally, after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London). The NPPG also states that first Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations. In summary, 'First Homes' as defined by the NPPF is essentially a different product to 'Starter Homes' as defined by LH2 and therefore the development is not tested against LH2.
- 7.11 The NPPF states at paragraph 6 that Government policy may be material when deciding applications, including Written Ministerial Statements. The Affordable Homes Written Ministerial Statement, 24 May 2021, issued substantial changes to planning policy, which came into effect 28 June 2021, and included 'First Homes exception sites' policy, to encourage First Homes led developments on land that is not currently allocated for housing and which, pertinent to this application:
- a) comprise First Homes (as defined in the Written Ministerial Statement)
 - b) are adjacent to existing settlements, proportionate in size to them, and
 - c) comply with any local design policies and standards.

Additionally stated that 'Local authorities should support the development of these First Homes exception sites, suitable for first-time buyers, unless the need for such homes is already being met within the local authority's area. Local connection criteria

may be set where these can be supported by evidence of necessity and will not compromise site viability.’

- 7.12 Officers note that the Roade Parish Council have made reference to a Written Ministerial Statement, 06 December 2022, by the Secretary of State for Levelling Up, Housing and Communities. This related to general aspirations of doing more to include communities which included stating that “new development must have the support of local communities.” However, while officers have had regard to this statement, the statement is of limited utility since it relates to governmental aspirations and does not provide definitive instructions to Local Planning Authorities, as does the aforementioned statement from May 2021.

Assessment

- 7.13 Roade is a primary service village, as defined by Policy SS1; Roade is therefore one of the villages outside of the market towns of Brackley and Towcester which has the highest levels of goods, services and infrastructure and is therefore a sustainable location where the plan seeks to direct development since it has scope to meet some local needs for housing, employment and service provision. However, the site lies outside of the settlement confines and is therefore in open countryside for the purposes of the Council’s planning policies. There is therefore a conflict with the aims Policies SA and SS1 in that these policies seek to direct development to the most sustainable locations within the district and sites within the open countryside are typically less sustainable due to developments in such locations often exacerbating car reliance and putting new homes in locations that are not well-served by existing physical and social infrastructure.
- 7.14 Although development is still to be directed to the most sustainable locations, and housing development in the open countryside will be restricted, the development plan, specifically Policies LH1 and LH2 in this case, identifies that there may be specific circumstances where sustainable development which relates well to the settlement confines of adjacent settlements may be allowed to meet specific local housing needs. However, since the proposal is for first homes, not starter homes, Policy LH2 is not technically triggered here.
- 7.15 The proposed development is not considered by Officers to comply with the requirements of Policy R1 in respect of its location outside the village confines. The application is directly in conflict with R1(g) as there are no exceptional circumstances that would justify development outside the confines in this instance. The exceptional circumstances where dwellings may be permitted in the open countryside are set out in R1, namely whether the proposed development would re-use existing buildings or whether the development would enhance or maintain the vitality of rural communities or would contribute towards and improve the local economy. While the development would provide affordable housing and would make appropriate contributions to local infrastructure via developer contributions secured by a suitable S106 agreement, the proposal is not exceptional in that respect and would, in officers’ view, not meet the test for being ‘exceptional’. Therefore, the proposal is in conflict with Policy R1 of the development plan. Officers also note that RNDP1 of the Roade Neighbourhood only allows development outside of the settlement confines where the requirements of Policy R1 are met. Clearly since there is a conflict with Policy R1 then there is, by extension, a conflict with Policy RNDP1.
- 7.16 Overall, officers consider that there is a clear conflict with the development plan, particularly in relation to Policies R1 and RNDP1.

Material Consideration – Land Supply

- 7.17 In considering this application, officers have had regard to the Council's existing housing land supply. The Council relies upon the most recent Five Year Housing Land Availability Study ('HLAS') (April 2022), published by West Northamptonshire Council for the South Northamptonshire area of West Northamptonshire (excluding the NRDA), covering the period 1 April 2022 to 31 March 2027. This would provide for 6.90 years' supply of deliverable sites against the relevant housing requirement. This means that the Council is complying with national policy on housing land supply in NPPF paragraph 73 and with the national policy objective to significantly boost housing land supply. It also means that the tilted balance in paragraph 11(d) of the NPPF is not engaged by reason of the housing land supply position.

Material Consideration – Need for Affordable Housing

- 7.18 There is no specific housing requirement figure for Roade in the Development Plan and, although the Roade Neighbourhood Plan notes that Roade will accommodate 17.5% of the required 2,360 new dwellings in the district between 2011 and 2029. There is also no up to date Housing Needs Survey for Roade. However, officers have had regard to the West Northamptonshire Strategic Housing Market Assessment (SHMA) 2010, which highlights the increasing shortfall of affordable housing across West Northamptonshire and an update to the SHMA demonstrates a district wide requirement of 183 new affordable homes are required per annum in the South Northamptonshire area. Officers have also had regard to the Parish level housing needs surveys for Roade were completed in 2007 and 2012 in forming a view on this application, although these are very out of date and is now too old to be relied upon. Officers have therefore reviewed the Council's Housing Register. This is a 'live' list and provides a snapshot of current need for rented affordable housing, from applicants approaching the council for re-housing. On 05 January 2023 there were 35 households on the Housing Register for the South Northamptonshire area who would be willing to be housed in Roade. Their needs range from 1 to 4 bed-room homes. The register held by the Help to Buy agent (Help to Buy Midlands and London) also shows strong ongoing demand for shared ownership housing in the South Northamptonshire area, although this does not record demand for individual parishes. Currently, 147 applicants have registered their interest in this locality. However, there is also some difficulty in fully understanding the demand for First Homes since a register of interest for First Homes is not held by Help to Buy or the Council; this is because First Homes are a new affordable housing product. As this is a new product the demand for it in the market is a yet untested.
- 7.19 It is noted that the Strategic Housing Officer suggested that the proposed development might better meet local affordable housing need if the type of affordable housing were diversified to include a broader offer. This would help avoid the possibility of an overprovision of First Homes in Roade. While the proposal remains solely for First Homes, officers consider that this does not weigh against the application since it is not clear that the proposed development would give rise to an overprovision of First Homes in the locality.
- 7.20 Overall, while it is difficult to understand the precise demand for First Homes in Roade specifically, due to this being a new type of affordable housing as well as there not being up-to-date data available specifically for Roade's housing needs, officers are content that there is a need for affordable housing in the district and the proposed First Homes would go some way to meeting that unmet need. This weighs in favour of the application; officers have afforded this matter substantial weight.

Material Consideration - Ministerial Statement

- 7.21 Officers have carefully considered the Written Ministerial Statement, dated May 2021. Officers consider that the statement is pertinent to this application since the application relates to First Homes on a site outside, but immediately adjacent to the settlement boundary of Roade. The statement seeks to encourage First Homes led developments on land that is not currently allocated for housing while also meeting the criteria set out in the statement. The first criteria is that the development is for First Homes (as defined in the Written Ministerial Statement); this is the case here as this proposal is for First Homes and their operation as First Homes would be secured by an appropriate S106 agreement. The site is also immediately adjacent to Roade; officers also consider that the proposed development is of a proportionate size to the village and would not unduly dominate the village or provide an inappropriately large number of homes in the context of the existing housing provision in the village. Officers also consider that the proposal complies with the Council's design policies and standards, as discussed in a subsequent section of this report.
- 7.22 Given that the proposed development meets the criteria set out in the statement, the Ministerial Statement requires Local Authorities to be supportive of such developments, unless the need for such homes is already being met within the Local Authority's area. As discussed in the above section of this report, it is not clear that the need for such homes has been met in the district, indeed it appears that there is a shortfall of this kind of affordable housing and an unmet demand.
- 7.23 Overall, officers consider that the proposal complies with the requirements of the Written Ministerial Statement and this therefore affords significant weight in favour of the application.

Material Consideration – Appeal Decisions

- 7.24 The Applicant has produced several related decisions by the Council as well as appeal decisions in their Planning Statement. Officers have afforded these with little weight since many of the decisions are not directly relevant to this site or are from prior to the introduction of the introduction of First Homes as a product. However, officers note that the Broad Town appeal (reference: APP/Y3940/W/20/3249284) which the Applicant references is directly applicable to this development. This appeal picks up on several key issues which are relevant in this case. The first is that the Council's housing targets do not represent a cap on housing supply and it is still appropriate to allow additional residential developments, particularly where they meet an identified shortfall of affordable housing. Furthermore, in relation to affordable housing the decision states that "the only logical conclusion is that within paragraph 71 of the NPPF the existence of need is implicit, and the burden to demonstrate that such a need is being met sits with the Council". With onus being on the Council to demonstrate that such affordable housing is not required, officers note that the Council does not currently hold data which robustly demonstrates that such housing is not required in the locality. This consideration has been afforded moderate weight.

Conclusion

- 7.25 Officers have afforded substantial weight to the conflict of the proposal with the Development Plan, since the proposal would be contrary to various policies. However, substantial weight has also been afforded in favour of the application due to the fact that the proposal would result in the provision of affordable housing which would meet an unmet need. Substantial weight is also afforded in favour of the application due to the Written Ministerial Statement from May 2021 which requires

Local Authorities to support developments providing First Homes which meet the criteria set out in the statement, which is the case here. Having considered all of the above matters in the planning balance, officers consider that while the proposal represents a departure from the Development Plan, there are material considerations which outweigh the conflict with the Development Plan and this application should therefore be approved.

Impact on Character of Area

- 7.26 Policy SS2 of the South Northamptonshire Part 2 Local Plan 2011-2029 sets out general principles and criteria for high quality development. Where development proposals contravene any of the criteria of relevance to that proposal, they will be refused unless outweighed by other material considerations. The policy also states that the use of design codes, masterplans or planning briefs will be considered for multi-phased developments to ensure consistency of design approach.
- 7.27 Policy R1 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) requires development to not affect open land which is of particular significance to the form and character of the village; to preserve and enhance areas of historic or environmental importance including those identified in Village Design Statements and to be of an appropriate scale to the settlement. Policy S1 (criteria D) requires development in the rural areas to be limited, with the emphasis on respecting the quality of tranquillity and enhancing and maintaining the distinctive character of rural communities.
- 7.28 The siting of the development responds to the existing built form in the area by mirroring the depth of the developments at Manor Close and to the north at Northampton Road. This both ensures that the development responds to the grain of development in this part of the village while limiting the protrusion of built form into the countryside. While the siting of the development would lead to an increased sense of enclosure of the village by infilling a portion of the open area on Northampton Road, officers note that the placement of the proposed public open space to the northern end of the site would help limit this, as would the positioning of dwellings to offer a sense of spaciousness along Northampton Road. Having regard to the Written Ministerial Statement relating to First Homes, officers consider that the siting of the development would be acceptable.
- 7.29 While the proposal would lead to the loss of an area of open land in the village, which helps inform the character of the village, to a degree. The openness of the application site is valuable in terms of retaining a link between the historic core of the village and the open countryside as well as generally contributing to the rural character of the village. While the proposal would lead to the urbanising of this space and there would therefore unavoidably be some impact on the character of the village as a result, officers consider that the application site is not of fundamental significance to the village and its loss would not unacceptably erode the rural character of the village. In reaching this view, officers have considered views of the St Mary the Virgin Church, which are identified as important in the Roade Neighbourhood Plan. However, the identified key viewpoint lies to the west of the site and with the view being across the fields to the west of Northampton Road, the development would not interfere with this view. Overall, officers do not consider that the proposal would lead to the loss of an area of green space which is of particular importance to the village.
- 7.30 The layout of the site would utilise a perimeter block to arrange the dwellings, which is consistent with the SNC design guide and means that there would be good circulation throughout the development and a good degree of natural surveillance,

while also ensuring gardens would not be unacceptably overlooked. The proposed development would provide active street frontages on both the new estate road as well as Northampton Road, secure rear gardens, and with parking provided in discreet locations to the side or rear of dwellings, in accordance with the SNC Design Guide.

- 7.31 The new roads and private driveways would not meander organically and would therefore create only limited visual interest and this means that the development would not necessarily relate to its rural context as well as it might. However, officers consider that the fairly regimented nature of the proposed development would be acceptable in this case due to the modest size of the housing development in conjunction with the newer developments to the south of the village being of a similar nature, meaning that the development would not appear out of place.
- 7.32 The development would consist of a number of different housing typologies including detached dwellings, semi-detached dwellings and bungalows. Having such a mix of housing on the site would ensure that the development would appear eclectic in the sense that it would reflect surrounding housing stock across the village while the design of each different type of housing would be similar, when considering their materiality, fenestration and position on each plot, which would give the development a strong sense of cohesion overall. The houses themselves, including their materiality, would broadly reflect the characteristics of the surrounding area as well as the principles in the SNC Design Guide.
- 7.33 Two off-street car parking spaces would be provided in the form of tandem parking to the side and rear of properties; while these are not all overlooked by a side window, it is considered that there would be a sufficient amount of natural surveillance to ensure this type of parking would not create security concerns. Some visitor parking is also proposed, which is appropriate.
- 7.34 Officers consider that the proposed public open space would be well-overlooked by the proposed dwellings giving a good level of passive surveillance. The open space would be of a proportionate size to the number of dwellings on the site and would provide high quality amenity for nearby residents.
- 7.35 Officers also note that the road terminating at the east of the site has been designed in such a way so as to not preclude future expansions to the village which is appropriate.
- 7.36 Officers are content that conditions relating to final finished could also be included to ensure the development would be of appropriate design and a high quality finish.
- 7.37 Officers consider that the proposed landscaping would be appropriate and would soften the appearance of the development in a manner compatible with the character of the area.
- 7.38 Overall, the proposed development would be of acceptable design and would read as a logical extension to the village, having regard to the First Homes Written Ministerial Statement, as well as Policies SS2 and R1.

Heritage

- 7.39 Policy HE1 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that when considering proposals that affect both designated and non-designated heritage assets and their settings including those identified on local lists, the significance of

those assets should first be established by the applicant through a proportionate but thorough and systematic heritage assessment. Such an assessment should be sufficient so as to understand the potential impact of the proposal on the significance of the asset

- 7.40 Policy BN5 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) states that designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced. The policy sets out requirements for development in areas of landscape sensitivity and/ or known historic or heritage significance in order to ensure they secure and enhance their significance. The policy states that the retention and re-use of disused or underused heritage assets will be supported as will proposals to sustain or enhance the area's understanding of heritage assets.
- 7.41 Policy HE2 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that development that would harm archaeological remains or their settings, whether scheduled or not will not be permitted except in wholly exceptional circumstances where a clear and convincing justification can be demonstrated. Development that would harm locally important archaeological remains or their settings will only be permitted where the public benefits of that development are significant and can be demonstrated to outweigh the harm to the archaeological interest of the asset and its setting
- 7.42 Policy HE5 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that proposals to alter or extend a listed building including its change of use or development within its setting will be permitted where they contribute to the preservation of the building and are not detrimental to its special architectural or historic interest or any features that contribute towards it and are of an appropriate scale, form, massing and design and use appropriate materials and methods of construction which are compatible with the character and construction of the building. Proposals must also have regard to the historic layout of the building and other internal features of significance and preserve the setting being mindful that the setting may extend beyond the immediate curtilage of the building.
- 7.43 Policy HE6 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that within a conservation area, proposals for development including alteration, extensions and change of use or the display of advertisements will normally be permitted where they meet the criteria set out in the policy. The council will seek to preserve or enhance the special character and appearance of its conservation areas and where harm would be caused, such harm will need to be weighed against the public benefits of the proposals.
- 7.44 The proposed site lies on the eastern side of the village and forms part of a large agricultural field. Relatively little archaeological work has taken place on this side of the village, though a previously unknown enclosure ditch, thought to be of Iron Age origin, was identified approximately 500m to the south in 2015. On the western side of the village, evaluation of the Roade by-pass route also found remains of prehistoric date.
- 7.45 In light of this, while there is some potential for currently unknown archaeological sites to be identified, there is no evidence at present to suggest that highly significant remains are present. On this basis, a programme of evaluation by geophysical survey and trial trenching has been secured by condition; the condition also requires any mitigation works which may be found to be necessary following the evaluation.

- 7.46 The proposed development will have a detrimental effect upon surviving sub-surface archaeological remains. Such effects do not represent an over-riding constraint to development provided that adequate provision is made for the investigation and recording of any remains so affected. Therefore the proposal would be acceptable in terms of archaeology, subject to conditions.
- 7.47 The proposed development would lie within the setting of the Roade Conservation Area, as well as within the setting of several Grade II listed buildings.
- 7.48 The conservation area boundary defines the historic core of the settlement which is largely surrounded by modern development; the conservation area itself is largely inward looking concentrating on the historic linear streetscene may up of vernacular and 19th Century buildings. The setting provided by the surrounding modern developments, such as Manor Close, do not make a positive contribute to overall significance of the area.
- 7.49 The application site is one of the few areas of open land that lie within immediate proximity of the conservation area. The development of the site would alter the setting of the conservation by elongating the distance between the conservation area and the open countryside which would alter the setting of this heritage asset. It should be noted that while the Council's Conservation Officer suggested that the relocation of the open space to the south with a hedgerow boundary would largely mitigate this, officers considered that this would unacceptably sever the development from the village and would represent poor design which would lead to harm to the conservation area by reason of the development's visual impact.
- 7.50 Officers consider that this alteration to the setting of the conservation area would give rise to less-than-substantial harm to the significance of the conservation area. However, officers consider that this would be a low degree of less-than-substantial harm since the conservation area is inward looking in character and the more sensitive parts of the conservation area are set away from the site. Officers also note that the development would not entirely enclose this part of the conservation area and glimpsed views of the countryside and vegetation would be available through the development. Officers consider that the proposed development would bring about public benefits, namely the provision of affordable homes which is afforded significant weight. In considering the test in paragraph 202 of the NPPF, officers consider that any harm would be outweighed by the identified public benefits.
- 7.51 In terms so the listed buildings, their settings are largely limited to their immediate environs and shared contribution to the historic setting of the green. The proposed development, whilst close to listed buildings, is not considered to harm the setting of the cottages which already have modern dwellings on either side. The proposed development is therefore not considered to harm the setting of the listed buildings.
- 7.52 Regard has been paid to Paragraph 197 of the NPPF in reaching a decision. When applying the test outlined in Paragraph 202, it is considered that the proposal would cause less-than-substantial harm to the significance of the conservation area, which would be outweighed by public benefits. Therefore, the proposals would be acceptable in terms of their impact on the conservation area being a designated heritage asset.
- 7.53 Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area under the duty in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It has been

concluded that while some harm would be caused, this would be outweighed by the public benefits the development would bring.

- 7.54 Overall, officers consider that the proposed development would be acceptable in terms of its heritage impacts, subject to conditions.

Neighbouring Amenity

- 7.55 Policy SS2 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that developments must not unacceptably harm the amenity of occupiers and users of neighbouring properties and the area through noise, odour, vibration, overshadowing or result in loss of privacy, sunlight daylight or outlook, unless adequate mitigation measures are proposed and secured.
- 7.56 Officers note that while the site is largely set away from nearby residences, a number of dwellings at Manor Close back onto the site and therefore the impact on their amenity has been carefully considered by officers.
- 7.57 Having regard to the layout of the proposed windows serving habitable rooms, the orientation of the sun and the layout of the housing on the site officers consider that the proposal would not give rise to unacceptable lack of light or overshadowing to any future occupiers. Likewise, the houses would be set across the site in a measured manner which ensures that they would not give rise to an unacceptable sense of enclosure or overbearing to their neighbours. Lastly, officers are satisfied that the proposal would not lead to a situation where future occupiers would be unacceptably overlooked, with any overlooking being limited to 'glimpses' of neighbours windows and gardens which would be typical for any housing development; officers also consider that existing nearby dwellings and would also not suffer from an unacceptable perception of being overlooked. In reaching this conclusion officers have had careful consideration of the Council's standing advice for distances between neighbours' windows, garden depths and daylight to windows, as set out in the SNC Design Guide.
- 7.58 The proposed development would have an acceptable impact on neighbours' amenity and accord with Policy SS2 in this regard.

Occupier Amenity

- 7.59 Policy SS2 of the South Northamptonshire Part 2 Local Plan 2011-2029 states that developments must result in a good standard of amenity for its future occupiers in terms of privacy, sunlight, daylight, outlook, natural ventilation, noise, odour and vibration. The SNC design guide sets out standards of amenity that should be afforded to future occupiers of developments.
- 7.60 The proposed dwellings would all have a coherent internal layout that would offer a good level of amenity to future occupiers. All of the proposed dwellings accord with the nationally described space standards. Private amenity spaces serving each dwelling are all of a good size and would likewise offer a good level of amenity to future occupiers.
- 7.61 In instances where dwellings would be back-to-back, the distances between dwellings would 18m in most locations and there would be no instances of blank, two-storey elevations being addressed by habitable accommodation at close range.

- 7.62 Properties that address the primary streets through the site would also face each other at a distance that would not result in unacceptable inter-looking; officers also note that there would be relief between these views as a result of the street and associated street furniture and car parking.
- 7.63 Overall, it is considered that the proposed development would offer a good level of amenity to future occupiers and would accord with this aspect of Policy SS2.

Highways Safety

- 7.64 Policy SS2 of the South Northamptonshire Part 2 Local Plan 2011-2029 states planning permission will be approved where developments include a safe and suitable means of access for all people (including pedestrians, cyclists and those using vehicles). Developments must also take into account existing or planned social and transport infrastructure to ensure development is adequately served by public transport or is in reasonable proximity to a range of local facilities which can be reached without the need for private car journeys.
- 7.65 Policy C2 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) requires development to mitigate its impacts on highway.
- 7.66 Paragraph 111 of the NPPF makes clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.67 Paragraph 112 of the NPPF states that planning decisions should ensure that appropriate opportunities to promote sustainable transport modes can be taken up, given the type of development and its location, safe and suitable access to the site can be achieved for all users, the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code and that d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 7.68 The access would be provided off of Northampton Road while the development would create a new modest estate road which would solely serve the proposed houses.
- 7.69 The Local Highways Authority raised concern with regard to visibility splays and the sizing of various aspects of the access. The Highways Authority have withdrawn their concerns, following the receipt of revised plans. Officers therefore consider that the proposed access into and throughout the site is appropriate.
- 7.70 Officers note that some local residents have raised concerns about the suitability of the local highway infrastructure to facilitate a new development of this scale. Officers are aware that approving a scheme of 22 new dwellings here would place additional pressure on the existing highway network. It is noted that the Highways Authority do not object to the development on the basis of the pressure it would place on the local network. The NPPF's test is clear; the residual cumulative impacts of a development must be 'severe' in order to justify withholding permission on this basis. Officers consider that the additional traffic from residents on the site would not lead to a situation where there would be a severe impact on highways safety and planning permission should therefore not be withheld on this basis.

- 7.71 Officers consider that the proposed development would therefore have an acceptable impact in terms of highways and would comply with Policies SS2 and C2.

Flooding and Drainage

- 7.72 Policy BN7 of the west Northamptonshire Joint Core Strategy Local Plan (Part 1) states development proposals must comply with relevant flood risk assessment and management requirements. A sequential approach will be applied to all proposals for development in order to direct development to areas at the lowest probability of flooding unless it has met the requirements of the sequential test and the exception test. All new development, including regeneration proposals, must demonstrate that there is no increased risk of flooding to existing properties, and proposed development is (or can be) safe and shall seek to improve existing flood risk management. The policy also states that all proposals for development of 1 hectare or above in Flood Zone 1 and for development in 2, 3a or 3b must be accompanied by a flood risk assessment that sets out the mitigation measures for the site and agreed with the relevant authority.
- 7.73 Policy BN7A of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) states that development should use sustainable drainage systems, wherever practicable, to improve water quality, reduce flood risk and provide environmental and adaptation benefits.
- 7.74 The Lead Local Flood Authority initially objected to the proposed development on the basis that the photographic record in the submitted Flood Risk Assessment appeared to show instances of flooding on the site. This in concert with the Council's records showing that there have been several incidences of flooding alongside Northampton Road to the north of the site gave rise to concerns from the LLFA who objected to the proposed development.
- 7.75 Following a meeting with the Applicant and the submission of additional technical information further investigating the flood risk from all sources on the site and providing further information with regard to the proposed drainage on the site, the concerns of the LLFA have been overcome and they have withdrawn their objection and recommended conditions.
- 7.76 Having afforded great weight to the consideration of the LLFA, since they are statutory consultees on this matter, officers are satisfied that, subject to conditions, the proposed development would not give rise to an unacceptable increase in flood risk either on or off the site and would also not give rise to unacceptable water run-off from the site.
- 7.77 The proposal is therefore acceptable in terms of flooding and drainage and Policies BN7 and BN7A.

Ecology

- 7.78 Policy NE3 of the South Northamptonshire Part 2 Local Plan 2011-2029 seeks to conserve and wherever possible enhance green infrastructure. Policy NE4 seeks to protect and integrate existing trees and hedgerows wherever possible and requires new planting schemes to use native or similar species and varieties to maximise benefits to the local landscape and wildlife. Policy NE5 requires that proposals aim to conserve and enhance biodiversity and geodiversity in order to provide measurable net gains. Development proposals will not be permitted where they would result in significant harm to biodiversity or geodiversity, including protected species and sites

of international, national and local significance, ancient woodland, and species and habitats of principal importance identified in the United Kingdom Post-2010 Biodiversity Framework.

- 7.79 Policy BN2 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) states that development that will maintain and enhance existing designations and assets or deliver a net gain in biodiversity will be supported. Development that has the potential to harm sites of ecological importance will be subject to an ecological assessment and required to demonstrate: 1) the methods used to conserve biodiversity in its design and construction and operation 2) how habitat conservation, enhancement and creation can be achieved through linking habitats 3) how designated sites, protected species and priority habitats will be safeguarded. In cases where it can be shown that there is no reasonable alternative to development that is likely to prejudice the integrity of an existing wildlife site or protected habitat appropriate mitigation measures including compensation will be expected in proportion to the asset that will be lost. Where mitigation or compensation cannot be agreed with the relevant authority development will not be permitted.
- 7.80 No comment has been received from the Council's ecologist on this application. However, officers are satisfied that the site has a low potential for wildlife and is relatively devoid of anything of ecological value, given that the site comprises of a ploughed field. Having considered Natural England's Standing Advice and taking account of the site constraints it is considered that since the site has limited potential to contain protected species and their existence on the site is unlikely. As such no formal survey is required and the absence of which this does not result in a reason to withhold permission. However, officers have included conditions which will require a net gain in biodiversity on the site.
- 7.81 Subject to conditions, the proposal would be acceptable in terms of ecology and Policies BN5 and NE3.

Land Quality

- 7.82 Policy BN9 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) states that proposals for new development which are likely to cause pollution or likely to result in exposure to sources of pollution or risks to safety will need to demonstrate that they provide opportunities to minimise and where possible reduce pollution issues that are a barrier to achieving sustainable development and healthy communities. This includes ensuring the remediation of contaminated land so as not to pose a risk to health and the environment.
- 7.83 Having regard to the existing land use of the site, Environmental Health Officers consider that there is a chance of land contamination on the site. Officers have therefore recommended a condition to address these concerns.
- 7.84 Subject to conditions, officers consider the proposal is acceptable in terms of land quality and Policy BN9.

8 FINANCIAL CONSIDERATIONS

CIL

- 8.1 The total amount of CIL that would be liable would be £264,111.64. However, First Homes are a type of affordable housing and are therefore exempt from paying CIL.

S106

- 8.2 Without prejudice to the Council's recommendation and decision, the development would result in a need for improvements and enhancements to local infrastructure in order to mitigate its impact. These contributions and provisions would need to be included in a S106 Agreement should planning permission be granted. The contributions and other requirements of the S106 would be:
- 8.3 Provisions to ensure the homes delivered are genuine First Homes and are retained as such in perpetuity.
- 8.4 If there is a lack of capacity identified for Early Years, a S106 contribution of £92,600 would be required, based on the proposed dwelling mix. Officers will liaise with the Developer Contribution Team to understand if this will be needed as part of the preparation of the S106 agreement.
- 8.5 The application has been assessed for its impact on local Primary Education infrastructure; however due to capacity and forecasts locally within current provision, no S106 contribution will be required towards Primary Education infrastructure if approved in its current form. This will be reassessed once the mix of dwellings to be delivered on the site is confirmed through the planning process.
- 8.6 A S106 contribution towards Secondary Education of £72,670 will be required, based on the proposed dwelling mix.
- 8.7 A Libraries Contribution of £5,043 is therefore required, to contribute towards the improvement, enhancement or expansion of Library facilities to serve the development.
- 8.8 Officers will liaise with the local NHS Integrated Care Board to understand if they require a contribution towards the provision of healthcare.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 Officer are satisfied that the scheme accords with the relevant national and local policies and guidance and should be approved.

10 RECOMMENDATION AND CONDITIONS

- 10.1 To grant permission subject to conditions as set out below with delegated authority to the Assistant Director for Planning to approve any amendments to those conditions as deemed necessary.
- 10.2 A full list of conditions is provided below:

CONDITIONS:-

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

Time Limit

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

Reason : To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

Existing Site Location Plan (reference: S001, received 12/12/23)
Proposed Site Layout (reference: Sk001 Revision G, received 04/04/23)
Materials Plan (reference: Mat01 Revision B received 04/04/23)
Proposed Landscape Plan (reference: Lal01 Revision B, received 04/04/23)
House Type A (reference: Sk100 Revision A, received 12/12/23)
House Type B (reference: Sk200 Revision D, received 04/04/23)
House Type C (reference: Sk300 Revision C, received 12/12/23)
House Type D (reference: Sk400 Revision B received 12/12/23)
House Type E (reference: Sk500 Revision C, received 04/04/23)
House Type G (reference: Sk600 Revision B, received 04/04/23)
House Type H (reference: Sk700 Revision A received 12/12/23)
House Type J (reference: Sk800, received 04/04/23)

Reason : To clarify the permission and for the avoidance of doubt.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BEFORE ANY DEVELOPMENT COMMENCES

Land Quality

3. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Part D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,

- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination Risk Management (LCRM)

B. 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 environment 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.

C. 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.

D. 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 condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part B, 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 part C.

Reason: Contaminated land investigation is required prior to the commencement of development 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 in accordance with Policy 11 of the NPPF and in the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

Construction Method Statement

4. No development shall take place [on any phase], including any works of demolition until a Construction Method Statement [for that phase] has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for at a minimum:
- a) The parking of vehicles of site operatives and visitors;
 - b) The routing of HGVs to and from the site;
 - c) Loading and unloading of plant and materials;
 - d) Storage of plant and materials used in constructing the development;
 - e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - f) Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping;
 - g) Measures to control the emission of dust and dirt during construction;
 - h) A scheme for recycling/ disposing of waste resulting from demolition and construction works;
 - i) Delivery, demolition and construction working hours;
 - j) The mitigation measures recommended at (ADD REFERENCES) of the submitted Environmental Statement (DATE)

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason : To ensure the environment is protected during construction in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Archaeology

5. No development shall take place within the area of archaeological interest 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 by the applicant and approved in writing by the local planning authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

(i) Approval of a Written Scheme of Investigation;

(ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;

(iii) Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority

(iv) Completion of analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Local Planning Authority, production of an archive report and submission of a publication report: to be completed within two years

of the completion of fieldwork, unless agreed in advance by the Local Planning Authority.

Reason: To secure the provision of archaeological investigation and the subsequent recording of the remains, to comply with Government advice in the National Planning Policy Framework (NPPF) (Section 16) and Policy HE2 of the South Northamptonshire Local Plan (Part 2).

Finished Floor Levels

6. The development hereby permitted shall not be commenced until such time as a scheme to ensure finished floor levels are set no lower than 300mm above adjacent ground levels has been submitted to and approved in writing by the Local Planning Authority.

The applicant must also demonstrate the no water susceptible development is located within water susceptible / flood flow route(s).

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future users and to ensure that pluvial flood flow routes are not displaced causing flooding to others, in accordance with the NPPF and Policies BN7 and BN7A of the South Northamptonshire Local Plan (Part 2).

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

Samples - Roof

7. Samples of the tiles (including ridge tiles) to be used in the covering of the roof of the dwellings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework

Samples - Stone

8. The external walls of the dwellings indicated on the submitted materials plan shall be constructed in natural limestone which shall be laid, dressed, coursed and pointed using a lime based mortar with brushed or rubbed joints in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the stonework is commenced. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework

Samples - Bricks

9. Samples of the bricks to be used in the construction of the walls of the relevant dwellings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Architectural Detailing

10. Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the dwellings, including the windows and doors (and their surrounds), together with the eaves and verge treatment shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

Ecological Enhancements

11. A method statement for enhancing the biodiversity on the site shall be submitted to and approved in writing by the Local Planning Authority prior to the development reaching slab level. Thereafter, the biodiversity enhancement measures approved shall be carried out prior to occupation and retained in accordance with the approved details.

Reason : To protect habitats of importance to biodiversity conservation from any loss or damage in accordance Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework.

External Lighting

12. Details of the external lighting including the design, position, orientation and any screening of the lighting shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government advice in The National Planning Policy Framework.

Surface Water Drainage

13. Before any above ground works commence, full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment – Addendum document reference: 21015 Revision 01 prepared by Welland Design and Build on the 12th May 2023 and the Flood Risk Assessment report reference: 21015 - 01 prepared by Welland on the 21st April 2023, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include

- i) details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required).
- ii) details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
- iii) cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices.
- iv) Infiltration test results to BRE 365.

Reason: To prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site, in accordance with the NPPF and Policies BN7 and BN7A of the South Northamptonshire Local Plan (Part 2).

Drainage - Upkeep

14. No above ground works shall take place until a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.

The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.

A site plan including access points, maintenance access easements and outfalls.

Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.

Details of expected design life of all assets with a schedule of when replacement assets may be required.

Reason: To ensure that the drainage systems associated with the development will be adopted and maintained appropriately in perpetuity of the development, to reduce the potential risk of flooding due to failure of the proposed drainage system, in

accordance with the NPPF and Policies BN7 and BN7A of the South Northamptonshire Local Plan (Part 2).

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE OCCUPATION

EV Charging

15. No dwelling hereby permitted (with a garage or driveway) shall be occupied until it has been provided with electric charging equipment of AC Level 2 (or equipment providing for no lesser standard of efficiency) to serve that dwelling.

Reason : To comply with Policy S10 of the West Northamptonshire Joint Core Strategy and Policy INF4 of the South Northamptonshire Local Plan Part 2, and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework.

Noise Attenuation

16. Prior to the occupation of the residential units a scheme for achieving the external and internal noise levels outlined in BS8233:2014 and World Health Organisation Guidelines shall have been submitted and approved in writing by the Local Planning Authority, and the approved scheme implemented. Thereafter it shall be maintained in the approved state at all times with no alterations made to the approved structures including roof, doors, windows and external facades, layout of the units or noise barriers.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy

Cycle and Bin Storage

17. Prior to the first occupation of the approved development further details of the cycle storage and refuse/bin storage serving this development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include elevational drawings and materials/finish. The storage facilities shall thereafter be provided in accordance with the approved details before the first occupation of the development and retained thereafter for these purposes. The cycle storage shall comply with the relevant standards set out in the Council's 'Parking: Standards and Design' SPD.

Reason: In order that proper arrangements are made for the storage and disposal of waste in the interests of well planned development and in accordance with Policy SS2 of the South Northamptonshire Local Plan.

Green Travel Plan

18. A Green Travel Plan prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans" (and its subsequent amendments) shall be submitted to and approved in writing by the Local Planning Authority prior to the first use or occupation of the development hereby permitted. The approved Green Travel Plan shall thereafter be implemented and operated in accordance with the approved details.

Reason : In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government advice in the National Planning Policy Framework.

Flood Verification Report

19. No occupation shall take place until a Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment – Addendum document reference: 21015 Revision 01 prepared by Welland Design and Build on the 12th May 2023 and the Flood Risk Assessment report reference: 21015 - 01 prepared by Welland on the 21st April 2023, has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority.

The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) Any As-Built Drawings and accompanying photos
- c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
- e) CCTV confirmation that the system is free from defects, damage and foreign objects.

Reason To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site, in accordance with the NPPF and Policies BN7 and BN7A of the South Northamptonshire Local Plan (Part 2).

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Meters

20. Any electricity or gas supply meter housings to be located on the external elevations of the buildings hereby approved shall be sited on the side or rear elevations of the buildings and shall be coloured black or dark brown unless otherwise approved in writing by the Local Planning Authority.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

Maintenance of Landscaping

21. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, or on the completion of the development, whichever is the sooner, and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason : To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity

and to accord with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Ecology

22. The development hereby permitted shall be carried out in accordance with the recommendations set out in Chapter 6 of the Ecological Impact Assessment (reference: 1575/1) by Green Environmental Consultants dated August 2022 unless otherwise agreed in writing by the Local Planning Authority.

Reason : To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

Permitted Development – Part 1, Classes A-D

23. Notwithstanding the provisions of Classes A-D (inclusive) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no enlargement, alteration or improvement of any dwellinghouse shall be undertaken at any time without the prior planning permission of the Local Planning Authority.

Reason : Taking into account the density of the site it is considered to be in the public interest to ensure the merits of future proposals can be assessed by the Local Planning Authority so that the amenities of the adjoining occupier(s) are not adversely affected in accordance with Policy SS2 of the South Northamptonshire Local Plan and Section 12 of the National Planning Policy Framework.

Permitted Development – Part 1, Class E

24. Notwithstanding the provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no building or structure shall be erected or placed within the curtilage of the dwelling hereby permitted without the prior planning permission of the Local Planning Authority.

Reason : Having regard to the density, character and layout of the development the Local Planning Authority consider such structures would be likely to adversely affect the amenity of neighbouring occupiers and the character of the area and consider it is in the public interest to require an application to enable the merits of any proposal to be assessed in accordance with Policy SS2 of the South Northamptonshire Local Plan.

Permitted Development – Part 2, Class A

25. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no alterations to the approved boundary treatments may take place at any time, without the prior express planning permission of the Local Planning Authority.

Reason : In order to retain the open character of the development and area in accordance with Policy SS2 of the South Northamptonshire Local Plan.

Handrails

26. Should any handrails be required to facilitate pedestrian access to any building hereby permitted (to accord with the Building Regulations), details of the location, height, design and material of the handrail(s) should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that work. The handrails shall thereafter be carried out in accordance with the details hereby approved.

Reason: In the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

INFORMATIVES:

1. Your attention is drawn to the planning obligation that was entered into in accordance with S106 Town and Country Planning Act 1990 prior to the grant of the respective outline planning permission S/2019/1391/MAO.

2. Building Regulations Consent Required

Building Control has been consulted and your proposal will require consent under the Building Regulations. Before any works commence on site a building regulations application will need to be submitted. In preparation please find enclosed application forms, guidance note and our scale of fees. If you need help completing a building regulations application please contact Building Control on 01327 322240

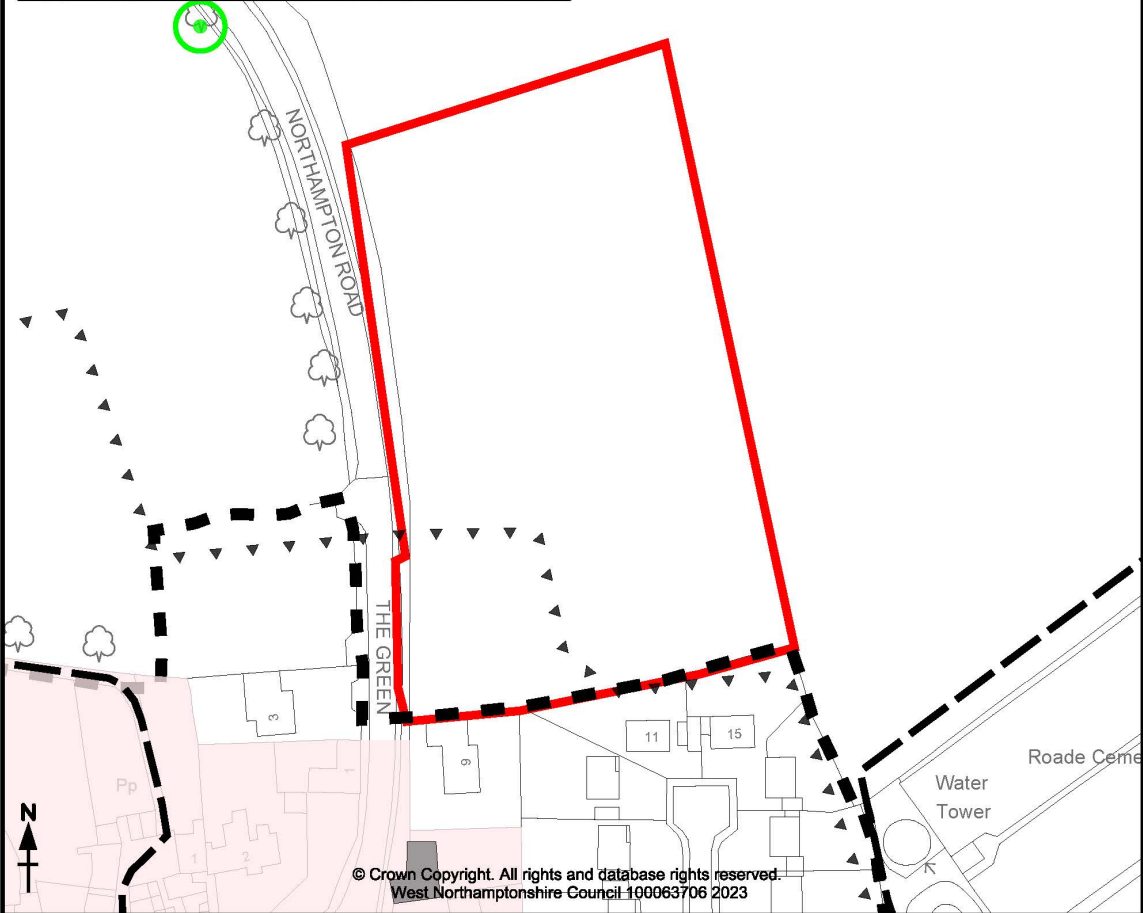
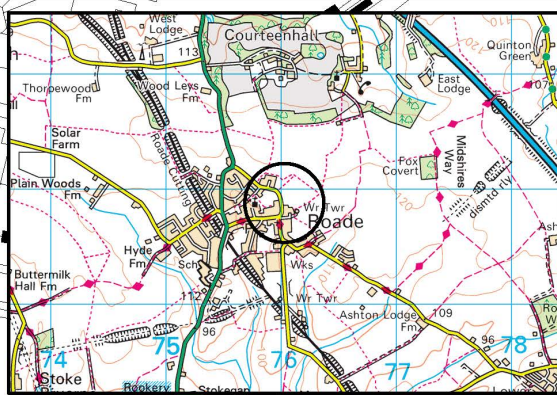
3. Your attention is drawn to the need to have regard to the requirements of UK and European legislation relating to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if protected species or habitats are affected by the development. If protected species are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution. If any vegetation or trees are to be removed, it should first be ensured that they do not contain nesting birds or roosting bats. For further information or to obtain approval contact Natural England.

4. You are reminded that under the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 there is a fee payable each time you make a request to discharge any of the conditions attached to this planning permission. You can apply to discharge more than one condition at the same time. The fee is £97 per request. The fee is payable when you submit the details to discharge the condition(s). There is no fee for the discharge of conditions on listed building consents. The Council has "1app" forms for such applications, but their use is not mandatory.

The Council has eight weeks to respond to applications to discharge conditions, so you will need to make your application in good time before commencing development.

Application Number: WNS/2022/2384/MAF

Parish: Roade



Town/Village: Roade	Site	Village/Town Confines
Site Area: 0.9832 Ha	Conservation Area	Listed Building
Grid Location: SP7602651875	Public Right of Way	Tree Preservation Order - Single
Map Scale: 1:1250	Site of Archaeological Asset	