



# Planning Committee Report

**Application Number:** WND/2022/0968

**Location:** Cypress View 20 Brington Road Long Buckby  
Northamptonshire NN6 7RW

**Development:** Demolition of existing dwelling. Construction of four detached dwellings, carports, new access and all associated works.

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**Applicant:** Sirina Projects Ltd

**Agent:** Stangate Planning

**Case Officer:** Chuong Phillips

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**Ward:** Long Buckby

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**Reason for Referral:** Councillor Lister Called In for overdevelopment and highway concerns

**Committee Date:** 4<sup>th</sup> October 2023

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## EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

**RECOMMENDATION:** GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary.

### Proposal

Demolition of existing dwelling. Construction of four detached dwellings, carports, new access and all associated works.

### Consultations

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

- Parish Council

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

- WNC Planning Policy
- WNC Landscape officer
- WNC Heritage identify less than substantial harm to heritage assets
- WNC Ecology
- WNC LHA
- WNC EHO

8 letters have been received offering objections or comment on the proposals.

## **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
- Impact on heritage assets including CA and setting of Listed Church
- Residential amenity
- Ecology
- Landscape/trees
- Highway Safety

The report looks into the key planning issues in detail, and Officers conclude that on balance 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 The application site lies within the confines of Long Buckby village on the west side of Brington Road close to the village centre. The site comprises a relatively modern two storey dwelling set within a large plot immediately to the east of the curtilage of the United Reform Chapel (a Grade II Listed Building sitting within the Long Buckby Conservation Area).
- 1.2 The site is not within the Long Buckby Conservation Area but abuts it and sits within a residential area characterised primarily by a linear pattern of development fronting and parallel to Brington road but for the most part set back from it by garden frontage.
- 1.3 The property immediately to the south (No.24) is separated from the site by a private access lane that affords access to a rear parking area serving other properties on Brington Road. To the north is a relatively modern pair of detached properties at or close to the back edge of pavement. These are split by a private access road affording access to a rear parking area serving these properties.
- 1.4 The application site is a large mature garden that extends to the boundary wall that marks the curtilage of the church. It contains trees and vegetation which will require some removal to accommodate the proposed development but will be replaced.

### **2 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 The development as now proposed seeks permission for the demolition of the existing dwelling and its replacement with 4 new detached dwellings. Two detached 2 storey properties would front Brington Road but be separated from it by small enclosed garden areas. These units would be separated by a private access road that would afford access to the rear of the site to another 2 dormer style properties together with parking and car ports serving all four units. The units would be constructed in brick and rendered with modern slate/tiled roofs with PV Panels proposed to all four units.

- 2.2 Each unit would have rear private amenity space in compliance with existing guidance on space around buildings. Existing trees primarily on the boundaries will be retained where possible and new trees planted to help blend the development with its surroundings.
- 2.3 The site would be served by a private access road that will be laid out to provide turning space within the site. Two car ports each providing 3 covered parking spaces together with 8 other spaces would serve the development.

### **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 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works 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 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.
- 4.4 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**

- 4.5 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 15<sup>th</sup> December 2014 and which provides the strategic planning policy framework for the District to 2029; and the adopted Settlements and Countryside Local Plan (Part 2) (2020). The relevant planning policies of the statutory Development Plan are set out below:

#### West Northamptonshire Joint Core Strategy Local Plan (2014) (Part 1) (LLP1)

- S1 – Distribution of development
- S3 – Scale and distribution of housing development
- S10 – Sustainable development principles
- H1 – Housing density and mix and type of dwelling
- BN2 – Biodiversity
- BN5 – The historic environment and landscape
- R1 – Strategy for rural areas

## Daventry District Settlements and Countryside (Part 2) Local Plan (2019) (LPP2)

- RA1 – Primary Service Villages
- ENV7 – Historic Environment
- ENV10 – Design

### Material Considerations

- Long Buckby Village Design Statement
- NPPF

## **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.

<b>Consultee Name</b>	<b>Position</b>	<b>Comment</b>
Long Buckby Parish Council	Object	1) Over development of the site 2) Lack of parking facilities for the size of the dwellings, with parking already a major concern along the Brington Road. 3) The highway is not suitable for construction traffic; parts of this road are already one- way only, due to the parked vehicles. 4) The pavements are also in a terrible condition and are of great concern. 5) There is lack of visibility when leaving the proposed development. 6) Previous applications for this property have raised concerns due to the close proximity of the Church. There are also concerns that the information provided on the planning documents is inaccurate, insufficient, and with no version control used.
WNC Housing	No Objection	No Affordable housing required here as development is below threshold.
WNC Heritage	No Objection	The application site lies outside, but immediately adjacent to, the Long Buckby conservation area. The existing modern house on this site is of no particular architectural interest and makes little contribution to the street scene. The large garden, which is laid out to lawn with various ornamental and fruit trees, is an attractive green space. It is not identified in the Long Buckby CAAMP as an important open space. The yard to the rear of the United Reformed Church on Brington Road, which lies immediately to the

		<p>west of the application site, is identified as making a moderate contribution to the character and appearance of the conservation area (important open space OS3). The CAAMP notes that this yard :- ‘...once overlooked open countryside, and is enclosed by historic walling and forms an important aspect of the significance of the grade II listed United Reformed Church. The yard is now overlooked by modern housing developments, however it has retained a quiet, tranquil character which is much in keeping with this area of Brington Road, and as such contributes positively to the historic and atmospheric character of the area’. The application site is enclosed, at least partially, along the north side by a historic stone boundary wall. It was difficult to establish the full extent of this feature because of the dense vegetation growth. The early edition OS map extracts in the CAAMP suggest that the plot layout and boundaries are historic. The Long Buckby CAAMP recognises stone boundary walling as a common vernacular feature in the village. The form and construction of all of the boundaries should be confirmed, and any historic features/fabric should be retained (and, where necessary, restored) within the new development. The proposed units on the Brington Road frontage of the site have been designed to be in keeping with the houses on either side. Their siting close to the road edge would create a pleasing sense of enclosure at this point that would be consistent with the layout of earlier built form on Brington Road. I am less comfortable with the three units at the back, which I think are too squeezed in on this plot. The long north elevation of plot 5, in particular, sits too close to the site boundary. I appreciate that this unit is designed as a single storey dwelling and has a relatively modest ridge height in relation to other buildings in the local area. However, it feels very close to the listed church – as demonstrated by some of my site photos. The development should be</p>
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		<p>positioned further in from the boundary (probably require a reduction in the number of houses to achieve this), which would allow for some meaningful soft landscaping to provide effective screening and minimise the visual impact of the change from garden land to residential development when viewed from the surrounding area.</p> <p>The revised scheme represents an improvement to the previous 5 unit scheme. Concerns about the boundary wall to the Church which should be protected. Less than substantial harm to setting of CA and Church</p>
Crime Prevention Design Adviser	No Objection	<p>Although akin to a back land development the general orientation of the dwellings makes the layout acceptable and two of the four dwellings address the street directly. To reduce opportunities for crime the rear garden boundaries of plots 1 and 2 which are exposed should be supplemented with a trellis topping to prevent climbing over.</p> <p>All new doors and windows should meet the requirements of a 3<sup>rd</sup> party accredited security standard such as PAS24:2016.</p>
WNC EHO	No Objection	Subject to conditions on construction management, contamination, air quality
WNC Landscape	No Objection	Subject to conditions on tree protection and implementation of landscape scheme
WNC Ecology	No Objection	No comments received.
WNC LHA	No Objection	<p>In respect of the above planning application, the local highway authority (LHA) has the following observations, comments and recommendations: -</p> <p>The developer sought pre-application advice from the LHA and the LHA is pleased to see that our comments have been addressed within the proposal.</p> <p>Location</p> <p>The site is viewed as sustainable in terms of transport. Footway provision is already in place providing links to services in Long Buckby and public transport connections further afield.</p>

		<p><b>Site Access</b></p> <p>The site access will be a domestic standard vehicular crossover of the highway verge/ footway. The design of the access is in accordance with LHA standards for a shared driveway serving 4 or less dwellings. Visibility splays have been demonstrated in accordance with recorded 85th percentile vehicle speeds on Brington Road.</p> <p>Additionally, pedestrian visibility splays are incorporated into the access.</p> <p><b>Trip Generation</b></p> <p>The applicant has obtained TRICS trip rates, and this demonstrates that there would not be a significant impact on the highway network as a result of this development.</p> <p><b>Parking</b></p> <p>Parking has been provided in accordance with adopted standards, including provision for visitor parking.</p> <p><b>Recommendation</b></p> <p>The LHA has no objection to the application.</p> <p>The LHA requests that the site access visibility splays are secured by Condition in the interests of highway safety.</p> <p>The 2m x 23m vehicular visibility splays must be maintained clear of all obstructions to visibility over 0.9m in height. The 2m x 2m pedestrian visibility splays must be maintained clear of all obstructions to visibility over 0.6m in height.</p> <p>Please ensure a Condition is attached requiring submission for approval a CEMP detailing arrangements for construction vehicle routes, construction vehicle parking/ unloading and measures to prevent mud being transferred onto the public highway (wheel wash).</p>
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Below is a summary of the third party and neighbour responses received at the time of writing this report.

- 6.1 There have been 8 letters received raising objections and comments to the application primarily on the grounds of:
- Overdevelopment
  - Loss of privacy due to proximity to boundaries
  - Highway Safety as a result of increased parking demand on street
  - Impact on ecology

## 7 APPRAISAL

### Principle of Development

- 7.1 The principle of development is supported by relevant development plan policies which seek to concentrate new development within the confines of villages. Specifically Policy RA1 of the part 2 local plan defines Long Buckby as a Primary Service Village which “perform a crucial role in helping to provide an important range of services and facilities and access to employment opportunities to meet the day to day needs of the local communities . “ RA1 (A) requires development to be within the confines as such it is considered that the principle can be supported at this site.
- 7.2 Policy RA1 (C) advises on the need for such development to satisfy the criteria set out here including need to be of an appropriate scale , protecting the form character and setting of the village including areas of historic importance such as conservation areas. These policy criteria also seek to protect open spaces that make an important contribution to the form and character and setting of the settlement as well as being accessible by foot/cycle to existing services and facilities. These detailed considerations are set out below.

### Impact on Character of Area (including the setting of the Long Buckby Conservation Area and Listed Church)

- 7.3 The Long Buckby Village design Statement (2008) provides very little detail in terms of defining the character of this part of the village other than referring to development on parts of Brington Road from 1920s onwards. It is acknowledged that Brington Road is narrow adding to the character of this part of the village and that the open spaces around churches does also add to the character of the village.
- 7.4 More recently The Long Buckby Conservation area Appraisal and Management Plan (March 2021) describes the Brington Road area thus:
- “To the south east of Market Place is the Brington Road along which stand several ironstone properties including Chard House and another Manse which is grade II listed. An imposing ironstone wall runs along the eastern side, creating enclosure on the narrow lane. The grade II listed United Reformed Chapel and its Sunday School sit at the end of the row. The grouping, including the yard to the rear of the chapel, has a distinctly quiet rural and vernacular character, which contrasts to the centre of the village around Market Place. The old Brington Road then stretches south, lined with 20th century housing.”*
- 7.5 Specifically the CAAMP identifies the area immediately around the Church as important open space under OS 3 stating:



“OS3: United Reformed Church yard

The yard to the rear of the United Reformed Church on Brington Road makes a moderate contribution to the character and appearance of the conservation area. The yard once overlooked open countryside, and is enclosed by historic walling and forms an important aspect of the significance of the grade II listed United Reformed Church. The yard is now overlooked by modern housing developments, however it has retained a quiet, tranquil character which is much in keeping with this area of Brington Road, and as such contributes positively to the historic and atmospheric character of the area.”

- 7.6 It is noteworthy although the application sits outside the Conservation Area it is not identified within the CAAMP as making any contribution towards its setting either in terms of being identified as important open space or offering views into or out from the Conservation Area. The CAAMP does identify an important view along Brington Road towards the church (V14).
- 7.7 So in terms of identifying or defining the character of this part of the village there is little evidence pointing to it being of significant to the form and setting of the village or Conservation Area. That said I consider Brington Road to be a pleasant attractive residential street extending away from the heart of the village which at its northern end (within the Conservation Area ) it is very much enclosed with buildings being at or close to the back edge of the pavement along a very narrow road. Towards and past the application site the road widens slightly with dwellings being set slightly further back in a linear pattern of development being parallel to Brington Road and primarily being semi detached properties creating a regular set pattern .
- 7.8 The application property and neighbour to the south (No.24) depart from this pattern by being both set further into their respective plots or angled to the road frontage.
- 7.9 As observed by the Conservation officer “The proposed units on the Brington Road frontage of the site have been designed to be in keeping with the houses on either side. Their siting close to the road edge would create a pleasing sense of enclosure at this point that would be consistent with the layout of earlier built form on Brington Road.” I agree with that assessment and as such judge that this element of the proposal would positively contribute to the form and setting of the village.
- 7.10 Turning to the rear element the introduction of two new units comprising dormer style dwellings would not be in keeping with the established pattern of development but equally I do not consider this would be detrimental to the form and setting of the village as a whole as the units would sit within acceptable sized plots and would not in my view detract adversely from the setting of the church the significance of which would remain unaffected being as already observed in the CAAMP overlooked by modern residential units. The siting and design of these two modest properties would have a further slight enclosing effect but one which the conservation officer accepts is an improvement on the previous proposal for three units here. I judge this impact to be less than substantial harm to the setting of the Church and Conservation Area and that this harm would be outweighed by the public benefit of additional housing in a sustainable location within the village confines close to the village centre.

Residential amenity

- 7.11 The siting and design of the dwellings will not result in any adverse impact on the amenity of existing residential properties by reason of overlooking loss of light or generally being overbearing. This is because the two frontage units would have main elevations facing forward on to Brington Road or into the rear of the site towards the two rear units. Side elevations would be blank or contain minor windows serving bathrooms or en-suite. The Unit on plot 1 would present a blank elevation to the nearest neighbour to the side and onto private access drive serving the development.
- 7.12 The nit on plot 2 would present two bathroom windows at first floor level and two minor kitchen windows at ground floor to the side toward No.24 Brington Road across a side private drive. Rear elevation would not impact on neighbours and side elevation to private drive serving the development would be blank at first floor with minor living room window at ground floor.
- 7.13 The two rear units are designed as dormer style units with the main front elevation facing into the development onto the private parking turning areas and rear elevation on to the rear private garden of the two dormer style units and Church curtilage beyond. Side elevations and rear elevations are blank and roof lights located so as not to cause any overlooking of adjoining residential properties to the south of the development.
- 7.14 On balance I am satisfied that the development meets space about dwelling standards and would not impact adversely on the amenity of adjoining properties. Conditions would be imposed to remove permitted development rights to ensure that future development would be controlled so as not to impact on neighbours unduly.

#### Highway safety

- 7.15 The access into the site will serve the four new dwellings representing a net increase of 3 over and above the existing dwelling already accessed off Brington Road. Local concerns have been raised about the potential impact the development will have on highway safety and availability of on street parking given the narrowness of Brington Road.
- 7.16 The Local Highway Authority has raised no objections in respect of the proposal subject to those conditions listed being sought. Although I have noted the concerns of local residents there is no evidence before the Council which would outweigh the advice of the LHA accordingly it is considered that the proposal will be acceptable in respect of highway safety.

#### Ecology

- 7.17 The application was accompanied by an ecology survey of the site which did not identify any issues in respect of protected species. The proposal will result in loss of some trees and potential habitats on site but it is considered that subject to condition a net biodiversity gain can be achieved. I note that some concerns have been raised by local residents about potential impact on protected species such as frogs or newts but there is no evidence before me to substantiate these claims. Accordingly, I give weight to the submitted survey and proposed conditions which should ensure a proportionate and appropriate response to ecology on site.

#### Sustainability

- 7.18 The proposed development will be constructed to the latest building control standards but in addition I note that the development includes provision of PVs. EV charging points will be secured by condition as will efficient water management.
- 7.19 The location of the development close to the village centre and nearby rail station will also allow for greater choice in terms of alternative forms of transport other than private car usage.

#### Construction

- 7.20 Inevitably construction will impact on existing neighbours and the local highway network. I note that both EHO and LHA have recommended the imposition of such a condition which in this case I think is appropriate and proportionate.

### **8 FINANCIAL CONSIDERATIONS**

- 8.1 CIL is liable for this development unless specific exemptions are sought in advance of commencement.

### **9 PLANNING BALANCE AND CONCLUSION**

- 9.1 On balance it is considered that the proposal represents an acceptable and sustainable form of development which will not adversely impact on surrounding heritage assets or the amenity of neighbouring properties and which is judged acceptable from highway safety. Conditions will be imposed to secure details in respect of external material, biodiversity and heritage protection as well as those advised by EHO and LHA. Overall the development is considered to be compliant with the provisions of the development plan.

### **10 RECOMMENDATION AND CONDITIONS**

#### Time limit

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with 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 be carried out strictly in accordance with the details shown on the following drawings:

3760-01	Location Plan
3760-03C	Proposed Site Plan
3760-10D	Housetype 1 Plans and Elevations (Plot 1)
3760-11C	Housetype 2 Plans and Elevations (Plot 2)
3760-15A	3 Bay Carport Plans and Elevations
3760-18A	Housetype 7 Plans and Elevations (plots 3 and 4)
3760-20C	Street Scene
3760-40B	Root Protection Areas
21265-21-01	Topographical Rev A

Reason: To clarify the terms of this planning permission, to ensure that the development is carried out in accordance with the submitted details and to allow the Local Planning Authority to consider the effect of any changes.

#### Parking

3. The vehicle parking and manoeuvring areas as shown on the approved layout drawing Site Layout 3760-03C shall be constructed and laid out prior to any of the dwellings hereby approved being first occupied and shall thereafter be retained solely for that purpose.

Reason: To ensure that the approved vehicle parking is made available for use by occupiers of the dwellings in order to reduce the need for on street parking outside of the application site in the interests of highway safety.

4. No development shall commence on-site until the proposed site access and visibility splays are submitted to and agreed in writing by the Local Highway Authority. The 2m x 23m vehicular visibility splays must be maintained clear of all obstructions to visibility over 0.9m in height. The 2m x 2m pedestrian visibility splays must also be maintained clear of all obstructions to visibility over 0.6m in height.

Reason: To ensure that the proposed vehicle and pedestrian access arrangements are appropriate to the application site in the interests of highway safety.

#### Detailed hard and soft landscaping plans

4. Prior to the commencement of development the applicant shall submit for the approval of the Local Planning Authority a detailed comprehensive scheme of soft and hard landscaping. The approved landscape scheme shall be implemented prior to the development first being occupied/used, or otherwise in accordance with a programme approved in writing by the Local Planning Authority. If within a period of 5 years from the date of the planting of any tree or shrub, they, or any planted in replacement for them, are removed, uprooted or destroyed or die (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure that the visual impact of the development hereby approved is effectively mitigated by appropriate natural landscaping and that landscaping is used effectively to help protect the residential amenities and privacy of neighbouring properties in accordance with Policies ENV1 and ENV10 of the Daventry District Local Plan Part 2.

#### LEMP

5. Notwithstanding the submitted details, prior to above ground works, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. The content of the LEMP shall include, but not limited to the following:

Description and evaluation of features to be managed;

- i. Landscape and ecological trends and constraints on site that might influence management;

- ii. Aims and objectives of management (including those related to species);
- iii. Appropriate management options for achieving aims and objectives, including appropriate enhancement measures;
- iv. Prescriptions for management actions;
- v. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5-year period);
- vi. Details of the body or organisation responsible for implementation of the plan;
- vii. Legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer;
- viii. Ongoing monitoring and remedial measures;
- ix. Timeframe for reviewing the plan; and
- x. Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: In order to secure the mitigation and enhancement measures as set out in the submitted Ecology report prepared by Cotswold Wild Life Surveys in accordance with Policy ENV5 of the Daventry District Local Plan Part 2.

#### Materials

- 6. Prior to construction works above slab level samples of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted shall be provided on site for inspection by the LPA. Only the materials as approved in writing by the Local Planning Authority shall be used on the approved development.

Reason: In the interests of visual amenity and to ensure that the materials are appropriate to the appearance of the locality in accordance with Policy ENV10 of the Daventry District Local Plan Part 2.

- 7. Prior to first occupation of the dwellings, details of the proposed treatment to all boundaries of the site shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details and the boundary treatment shall be provided in full prior to the dwellings first being occupied and maintained thereafter.

Reason: In the interests of visual amenity of the locality in accordance with Policy ENV10 of the Daventry District Local Plan Part 2.

- 8. Each dwelling hereby approved shall provide integrated bat and/or bird bricks and any close boarded fencing to be erected as part of the boundary treatment proposed in Condition 8 above shall incorporate hedgehog holes at suitable points and shall thereafter be retained.

Reason: For the protection and enhancement of biodiversity opportunities in the area.

#### Tree protection

9. No equipment, machinery or materials shall be brought onto the site for the purposes of the development until details of the proposed type and a plan of the proposed position of fencing for the protection of trees or hedges that are to be retained on the site, have been submitted to and approved in writing by the Local Planning Authority. The fencing shall be implemented in accordance with these details and shall remain in place until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored, disposed of, or placed, nor fires lit, in any area fenced in accordance with this condition and the ground levels within these areas shall not be driven across by vehicles, altered, nor any excavation made (including addition/removal of topsoil/subsoil) without the written consent of the Local Planning Authority.

Reason: In the interests of the visual amenity of the area.

#### Archaeology

10. No development shall take place until the applicant 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 by the Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- i. fieldwork in accordance with the agreed written scheme of investigation;
- ii. post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);
- iii. completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 205.

#### Construction Management Plan (CMP)

11. Prior to the Commencement of development a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority.

The Statement required to discharge the Construction Management Plan of this consent is expected to cover the following matters:

- Demolition management plan;
- Demolition management plan;
- The parking and turning of vehicles of site operatives and visitors;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Details of measures to prevent mud and other such materials migrating onto the highway from construction vehicles;

- Wheel washing facilities;
- Measures to control the emission of dust and dirt during construction;
- A scheme for waste minimisation and recycling/disposing of waste resulting from the construction works;
- Design of construction access;
- Hours of construction;
- Measures to control overspill of light from security lighting;

The construction of the development shall thereafter be carried out in accordance with the approved Construction Management Plan unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and in the interests of residential amenity in accordance with Policy H01 of the Daventry District Local Plan (Part 2) and to protect and prevent the pollution of controlled waters in accordance with Policy ENV11 of the Daventry District Local Plan (Part 2).

### Contaminated Land

12. 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 condition 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,
  - Groundwater's 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 condition 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 condition 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.

#### Sustainability

13. The dwelling(s) hereby approved shall incorporate measures to limit water use to no more than 110 litres per person per day within the home in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations 2010 (as amended).

Reason: In the interests of sustainability and water efficiency.

14. Each dwelling shall be provided with Electrical Vehicle Charging Points prior to first occupation in accordance with details to be submitted to and agreed in writing by the LPA and which shall thereafter be retained.



Reason: To Promote a sustainable form of development in accordance with the provisions of Policy ST1 of the Part 2 Local Plan.

15. The PV panels as shown on the approved drawings shall be provided prior to first occupation of the dwellings and shall thereafter be retained.

Reason: To promote a sustainable form of development by incorporating renewable forms of energy generation within the development.

#### Permitted Development Rights

16. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no development shall be carried out which falls within Classes A, AA, AC, AD, B, C, D, E, F, G and H of Part 1 of Schedule 2 to the Order without the prior express consent of the Local Planning Authority.

Reason: To afford the LPA the opportunity of assessing the impact of such development upon the amenities of existing residential properties and upon the character and appearance of the adjoining Conservation Area and United Reform Chapel (a grade II listed building) .

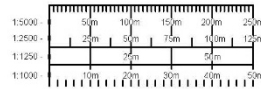
#### Construction timeframe

17. Prior to the start of work on site a scheme for the protection of Church Wall on the west boundary of the site shall be submitted to and approved in writing by the LPA. The scheme shall set out details for the protection of the wall throughout the construction period and for its subsequent maintenance and retention thereafter.

Reason: This is required because the application lacks sufficient detail on the condition or presence of the wall which encloses and positively contributes to the setting of the United Reform Chapel (a Grade II Listed Building within the Conservation Area).

Reason: The condition is imposed to ensure the wall is afforded protection during construction and is thereafter maintained to positively contribute to the setting of the Listed Building and Conservation Area.

FOR GUIDANCE ONLY



Key

— Application Site Boundary




  
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Brynford Road, Longthorpe	57700-016
Location Plan	1221-0
Issue Details	1221-0
<b>PLANNING</b>	1221-0

