

# Planning Committee Report

Committee Date:	6 <sup>th</sup> September 2022
Application Number:	WNN/2022/0033
Location:	Grazing Land, Mill Lane, Kingsthorpe, Northampton
Development:	Outline Planning Application (All Matters Reserved except Access) for 11no Dwellings with vehicular and pedestrian access
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Applicant:	Sarma Limited
Agent:	Sarma Limited
Case Officer:	Christopher Wentworth
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Ward:	Kingsthorpe South Unitary Ward
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Referred By:	Councillor S Beardsworth
Reason for Referral:	Overdevelopment, Flooding and Highway Impact

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

**RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AND SUBJECT TO A S106 LEGAL AGREEMENT** as set out below with delegated authority to the Assistant Director for Place and Economy to approve any amendments to those conditions as deemed necessary.

### **Proposal**

The development proposal seeks outline planning consent with all matters reserved except for access for the provision of 11 no. dwellings. No details on scale of the dwellings or number of bedrooms have been provided. The access would be taken from the site's boundary with Mill Lane.

### **Consultations**

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

- Highways,
- Kingsthorpe Parish Council
- Kingsthorpe Conservation Area Advisory Committee

- Cllr Sally Beardsworth
- Ecology
- Wildlife Trust

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

- Environment Agency
- Environmental Health
- Conservation Officer
- Development Management
- Police
- Anglian Water
- Archaeology

8 no. letters of objection have been received and zero 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
- Highway Safety
- Neighbour Amenities
- Ecological Matters.

The report investigates 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 The site measures 0.74ha and is currently an irregular shaped paddock grazed by horses. To the front of the site is a stone wall. Whilst this gives the appearance of being a historic feature, records indicate that this was relocated to its current position when Mill Lane was widened in more recent time. The application is in outline form with an indicative layout showing five houses. The access is shown for approval and would result in a breach in this stone wall.
- 1.2 The land slopes away in a westerly direction towards the Nene, with a belt of trees separating the site from the Kingsthorpe Local Nature Reserve along the river valley. To the east of the site, on higher ground is a group of residential properties. The more substantial of these, Kingsmoor House has been substantially extended since its construction and two further dwellings were erected towards the front of the site in 2000.

- 1.3 Land to the north of the site that adjoins Kingsthorpe Conservation Area is shown as being within the applicants' ownership but is not included in the application with the Kingsthorpe Conservation Area boundary situated approximately 14m from the application site.

## **2 CONSTRAINTS**

- 2.1 The application site is located adjacent to, but outside of the Kingsthorpe Conservation Area.

## **3 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1 The development proposal seeks outline planning consent with all matters reserved except for access for the provision of up to 11 no. dwellings. No details on the scale of the dwellings or number of bedrooms have been provided. The access would be taken from Mill Lane.

## **4 RELEVANT PLANNING HISTORY**

- 4.1 The following planning history is considered relevant to the current proposal:

<b>Application Ref.</b>	<b>Proposal</b>	<b>Decision</b>
N/1997/0570	Outline application for 5 no. dwellings.	Refused
N/2016/1188	Outline application for 5 no. dwellings.	Approved
N/2018/0170	Outline application for 6 no. dwellings	Approved.

## **5 RELEVANT PLANNING POLICY AND GUIDANCE**

### **Statutory Duty**

- 5.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 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**

#### **Northampton Local Plan 1997 (Saved Policies)**

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

- E20 – New development
- B14 – Non-business development

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

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

- Policy S1: The Distribution of Development
- Policy S3: Scale and Distribution of Housing Development
- Policy S10: Sustainable Development Principles
- Policy C2: New Developments
- Policy H1: Housing Density and Mix and Type of Dwellings
- Policy H4: Sustainable Housing

### **Material Considerations**

5.5 Below is a list of the relevant Material Planning Considerations.

- **National Policies**

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Section 2 – Achieving Sustainable Development  
Section 8 - Promoting healthy and safe communities  
Section 9 - Promoting sustainable transport  
Section 11 - Making effective use of land  
Section 12 - Achieving well designed places

- **Northampton Local Plan Part 2 (2011-2029) (Emerging)**

Following the decision at the Full Council on 18 January 2021, the former Northampton Borough Council submitted the Northampton Local Plan Part 2 (2011 – 2029) and supporting documents to the Secretary of State for Housing, Communities and Local Government (now Secretary of State for Levelling Up, Housing and Communities) on 4 February 2021 for examination. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

In line with Paragraph 48 of the National Planning Policy Framework, the policies contained with the emerging Northampton Local Plan Part 2 are therefore a material consideration in the determination of planning applications. The weight afforded to the policies relevant to this application are set out below:

- Policy 1 – Presumption in favour of sustainable development – *Significant Weight.*
- Policy 2 – Placemaking – *Moderate Weight.*
- Policy 3 – Design – *Moderate Weight.*
- Policy 4 – Amenity and Layout – *Moderate Weight.*
- Policy 13 – Residential and other residential led allocations – *Significant Weight.*
- Policy 14 – Type and Mix of Housing – *Moderate Weight.*

- Policy 35 – Parking Standards – *Significant Weight*.
- (Note: Under the Proposed Modifications to the LLP2 Policies 2 & 3 are to be combined)

## Supplementary Planning Documents

- Northamptonshire Parking Standards
- Northampton Parking SPD (2019)
- Planning out Crime in Northamptonshire SPG 2004

## 6 RESPONSE TO CONSULTATION

- 6.1 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
Highways	Objection	The road proposed does not meet the minimum standards as it is only 4.8m wide. The minimum width for a new road is 5.5m with 2x 2m footpaths, or a short section of road (max. 20 dwellings) with 4.8m carriageway and 2 x 1.5m service strips (all block paved) and 20mm kerb upstand. All roads and junctions are to be tracked with a 4 axle refuse vehicle opposed by a large car, and two large cars opposing each other.
Kingsthorpe Parish Council	Objection	Recommend refusal on the grounds of environmental impact, visual intrusion, appearance, overdevelopment of the site which will have an adverse impact upon local infrastructure and increased levels of traffic.
Kingsthorpe Conservation Area Advisory Committee	Objection	<ul style="list-style-type: none"> <li>- The land has been known to flood previously.</li> <li>- proposal would generate more traffic and cross a cycle route.</li> <li>- The existing stone wall would be further breached which is characteristic of the nearby conservation area.</li> <li>- The site is not very large, and 11 no. house would look cramped.</li> <li>- The site is part of Kingsthorpe Moors and should be protected.</li> <li>- Whilst the site lies outside the conservation area it does sit alongside it and the proposal would harm the setting of the conservation area.</li> </ul>
Conservation Officer	No objection.	The impact of development of this land for a smaller number of houses was

		<p>previously been considered to have an acceptable impact on Kingsthorpe Conservation Area. My previous comments (N/2018/0170) are relevant. On the understanding that the actual site boundary is the same as that previously proposed, then</p> <p>there should not be any greater impact on the conservation area or setting of listed buildings within the conservation area than was previously considered acceptable.</p>
Development Management	Comments received.	<ul style="list-style-type: none"> <li>- Early years contribution required - £32,024</li> <li>- Primary education contribution required - £28,290</li> <li>- Secondary education contribution required - £33,963</li> <li>- Contributions for libraries and broadband sought.</li> </ul>
Ecology	Comments received.	<p>The applicant's biodiversity net gain assessment has concluded that the proposal would deliver a net loss of approximately 28%</p> <p>The applicant has not been able to offer off-site compensation for the loss.</p> <p>External lighting condition.</p> <p>Construction Environmental Management Plan (CEMP) Condition.</p>
Police	Comments received.	<ul style="list-style-type: none"> <li>- The houses face the street and have parking within view of routinely inhabited rooms, but the layout makes it difficult for them to have back-to-back gardens so a trellis topping is recommended where rear garden boundaries are exposed to the public domain.</li> <li>- Being not overlooked from the main road and with limited adjacent development as a back land estate it will be more vulnerable to crime.</li> <li>- All doors and windows should meet the requirements of a 3rd party accredited secure standard such as PAS24:2016.</li> <li>- Consideration should be given to ground floor windows being fitted with one pane of laminate glass to P1A standard to reduce opportunities for forced entry.</li> <li>- The road should be lit with mast mounted lighting capable of providing a level of uniform lighting to 0.2Uo.</li> </ul>
Environment Agency	No objection.	<p>The site is shown to be in flood zone 1 but on the edge of zones 2 and 3. The site rises steeply away from this and so there are likely to be no impacts of the new climate change allowances in relation to flood risk.</p>

Anglian Water	Comments received.	Suggest the imposition of foul water drainage scheme condition.
Archaeology	No comments to make.	
Wildlife Trust	Comments received.	(Summarised) Concerned that this new application has been submitted without any ecological assessment, biodiversity net gain proposal or measures to safeguard the neighbouring nature reserve.
Environmental Health	No objection, subject to conditions.	<ul style="list-style-type: none"> <li>- Noise assessment.</li> <li>- Land contamination assessment.</li> <li>- Construction Environmental Management Plan (CEMP).</li> <li>- Electric Vehicle Charging Points.</li> <li>- Construction/Site Delivery Times.</li> </ul>
Cllr Sally Beardsworth	Objection and call-in request.	<ul style="list-style-type: none"> <li>- This application has real concerns for me, not only for the number of properties but the access for vehicles onto Mill Lane and Kingswell Road.</li> <li>- This land has been grazing land for horses and ponies for many years and is green lung in an already over developed area.</li> <li>- It does not indicate what sort of properties they will be and the lack of privacy to the houses in front and behind them.</li> <li>- I would like this called into committee because of the highway implications and the over development of the site.</li> </ul>

## 7 RESPONSE TO PUBLICITY

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

### 7.1 There have 8 no. objections raising the following comments:

- Overlooking by adjacent dwellings.
- Overdevelopment of site.
- Increased pollution.
- Impact upon environment.
- Increased traffic.
- Loss of wildlife corridor.
- Design and mix of dwellings considered to be inappropriate.
- Levels difference between adjoining land uses is pronounced.
- Building line has not been maintained.
- Drainage easements should be assessed.
- Not clear whether Norbital cycle route has priority at site entrance.
- Parking provision not to standard.
- Traffic assessment does not assess recent development.
- Lack of assessment of existing trees.
- Would encourage further development on adjoining land.

- Streetscene would be adversely affected.
- Ecology report is inaccurate and out of date.
- Application not described correctly.

## 8 APPRAISAL

### Principle of Development

- 8.1 The main issues to consider in respect of this proposal are the principle of residential development, impact on the setting of the conservation area, biodiversity and protected species, highway implications and impact on adjoining occupiers.
- 8.2 Previous schemes for residential development have been approved for both 5 no. and 6 no. dwellings and this application seeks to increase this to 11 no. dwellings. It is noted that the site was partly designated as Greenspace and as River Valley Policy Area in the Northampton Local Plan. Both of these policies are now superseded by various policies in the West Northamptonshire Joint Core Strategy Local Plan (Part 1) and in the Central Area Action Plan.
- 8.3 It is not considered that the superseding policies preclude consideration in principle of development on this site, subject to further detailed assessment including of ecological and landscaping. These assessments should also take account of the adjoining designations (including Local Nature Reserve and Site of Acknowledged Nature Conservation Value) and take account of the Green Infrastructure Plan 2016, including the role of this site in the wider green Infrastructure network.
- 8.4 Furthermore, the application forms an allocated site for residential development (6 no. dwellings) within the emerging Northampton Local Plan Part 2 (2011-2029) which is at an advanced stage of consultation. It is also noted that the authority is currently unable to demonstrate a Five-Year Land Supply Assessment and therefore the 'tilted balance' is a material consideration in the assessment of this proposal.
- 8.5 The area is located on the edge of the Kingsthorpe village and adjoins existing development. The comprehensive development of the site will contribute to the Council's five-year housing land supply. Subject to the issues discussed below, the principle of residential development is considered acceptable.

### Impact on Character of Area

- 8.6 An indicative layout has been submitted as part of the application. This shows 11. no. dwellings in total. All of the dwellings would be accessed from one access point from Mill Lane. The application is in outline form only with access not reserved for future consideration. This would then leave siting, appearance, landscaping, layout and scale to be determined as reserved matters at a later stage. A variety of garages, driveways and courtyard parking areas are indicated for development site. It is considered that the proposed access would support the quantum of development proposed.
- 8.7 It is noted that concerns have been raised by local residents regarding overdevelopment/ overcrowding. However, it is considered that the development provides a mix of sizes of dwellings in good size plots. Whilst the adopted policies do not set out space standards, the resultant plots are still considered to be generous

compared to the average plot size offered on typical developments today. The mix is in keeping with the broad plot size that this part of Kingsthorpe attracts. Furthermore, the layout plan is indicative at this outline stage and therefore further approval would be required at reserved matters stage for the overall layout of the site and any amendments required at that stage.

#### Drainage matters

- 8.8 The site lies within an area designated as Flood Zone 1 on the published drainage maps by the Environment Agency. A flood risk assessment has been supplied and indicates that the site is unaffected by flooding due to surface water runoff.
- 8.9 Following consultation with the Environment Agency, no objections have been raised to this application. Anglian Water have also been consulted on the proposal and have raised no objection subject to the imposition of condition to secure foul and surface water drainage which is considered appropriate in this case.
- 8.10 Objectors had commented that the site has various water mains and sewers running through the site (and potentially other services). The applicant has advised that the layout indicated on the submitted layout plans has taken this into account and no services will be affected by the proposal.

#### Impact on Heritage Assets

- 8.11 The Kingsthorpe Conservation Area boundary was established in 1970, amended in 1976 and further amendments have recently been proposed. The application site does not directly adjoin Kingsthorpe Conservation Area and the main issue from a built conservation perspective is the impact on the setting and views of the Conservation Area.
- 8.12 The designation of a conservation area does not preclude development; however, the development needs to take account of the impact that development may have on the setting and appearance of the conservation area. The most significant view of the Conservation Area is from Mill Lane, where the spire of St John's Church and the canopy of trees around the church and village green are visible, although the view is compromised by previous housing development (notably Fremeaux Lodge and Kingsmoor House) that lie outside of the Conservation Area. The height of the proposed houses is not specified and will be an important consideration, to ensure that the church spire and trees remain visible. The openness of the site as a green backdrop of the conservation area and the village would be eroded. This would impact on the setting of the Conservation Area. However, it is considered that the harm would be less than substantial, and the impact would be outweighed by the supply of much needed housing land. The view from the river valley and nature reserve is partly obscured by trees.
- 8.13 On the basis that the land immediately adjoining the Conservation Area, which is visible from the nature reserve, is not within the site, it is not considered that the view towards the Conservation Area from the river valley would be affected.
- 8.14 Land adjoining the Conservation Area is visible in views westwards from between properties on Green End but has been excluded from the site. As such, the view outwards from Green End would not be affected by the proposal. The application site is hidden by existing development in views southwards from within the Conservation

Area and again it is considered that the impact on the conservation area would be neutral.

- 8.15 The stone boundary wall along the north side of Mill Lane that runs from Kingswell Road to the western edge of the site is an attractive feature; the original wall is likely to have formed the boundary of land associated with Home Farm although it appears to have been re-built. The section bordering the site is of significance and should be considered as part of a non-designated heritage asset, the impact on which, in accordance with paragraph 135 of the NPPF, should be taken into consideration.
- 8.16 The Conservation Officer has stated that because of the distance between the proposed development and the Kingsthorpe Conservation Area boundary to its western side, intervisibility between the site and conservation area is limited because of intervening topography, which the additional housing would not alter. They therefore raise no objection in this regard.

#### Impact on neighbouring properties

- 8.17 The objections received primarily raised the issues discussed on the previous application. Only the front of the site has been altered to accommodate the additional dwelling, the plots to the rear remain the same as the approved scheme.
- 8.18 As the application relates to an outline proposal, details of the height of the proposed dwellings and location of windows is not for consideration at this stage. However, given the difference in levels on the site, compared to the adjacent property, the layout can be set out in a way that the overall impact is reduced.
- 8.19 The occupants of Kingsmoor House have raised concerns relating to privacy to the leisure building (including swimming pool). At this stage there is no indication that there would be windows directly overlooking this building and the final design could take account of this.
- 8.20 It is therefore considered that on balance the proposed dwellings do not appear to adversely impact on the residential amenities of the surrounding properties.

#### Highways and Access

- 8.21 The principle of the access has been established through the existing field access, albeit in a different location and being shared with other properties from Mill Lane.
- 8.22 Generally the Local Highway Authority would discourage more than 5 dwellings to be served from a private drive. This proposal would represent the maximum number that would be generally accepted from the main drive. They had sought confirmation that an adequate visibility splay can be achieved from the existing access and the amended plan has provided more detail to confirm this.
- 8.23 The Local Highway Authority is satisfied with the indicated visibility splay for the proposed, which demonstrates an acceptable access for pedestrians and vehicles. Further information has been requested in terms of the gradient of the access road and this has been covered by condition, as before.
- 8.24 All the plots indicate on-plot parking spaces and garages. Although the application is in outline form the parking provision indicated on the submitted drawing is considered sufficient and the Highway Authority have no objections in this regard. This will be considered further at the reserved matters stage.

- 8.25 Whilst representations have referred to the potential highway safety impact, no objections have been raised by the Local Highway Authority that cannot be otherwise covered by conditions.

### Ecology

- 8.26 An Ecological Appraisal accompanies the application which states that the main features of ecological value comprise boundary trees and hedgerow and these are to be retained. The main loss will be areas of semi-improved grassland. Biodiversity mitigation and enhancement is proposed through hedgerow planting, the provision of a sensitive external lighting scheme, bird and bat boxes and boundary fences to allow for the free movement of small mammals.
- 8.27 The Council's ecological advisor has assessed the application. The main issue is that the development would result in a significant net biodiversity loss, as confirmed by the applicant's net gain calculation. Net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.
- 8.28 Paragraph 174 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. Policy 29a of the emerging Local Plan 2 seeks to support and enhance biodiversity and reflects the NPPF requirement to deliver a net gain. The policy requires all development proposals to provide a net gain in biodiversity through the creation or enhancement of habitats. This includes through incorporating and enhancing existing biodiversity features on and/or off site and consolidating, developing and enhancing functionality of ecological networks, including those beyond the Local Plan's boundary.
- 8.29 Notwithstanding the proposed mitigation and enhancement measures, the applicant's assessment indicates a net loss of 28%. The submitted information also outlines that there would be a 100% increase in hedgerow units from zero to 0.1 units. The ecological advisor considers that the quantum of the type of development proposed would not allow for this to be offset and a net gain to be delivered through additional on-site measures alone and raises concerns in this regard.
- 8.30 Planning Practice Guidance states that biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures and this is reflected in Policy 29a of the emerging Local Plan. To offset the identified biodiversity loss and deliver a net gain, it is considered necessary to secure a financial contribution to be used for biodiversity enhancement off-site. This contribution would need to be secured through a Section 106 agreement.
- 8.31 The ecological advisor has also recommended several conditions to address ecological matters, many of which reflect the mitigation measures proposed by the applicant. These include a sensitive external lighting scheme and a Construction Environment Management Plan (CEMP). Subject to the aforementioned conditions and financial contribution, the application is considered to comply with Policy BN2 of the JCS, emerging Policy 29a of the Local Plan 2 and guidance in the NPPF.

### Other matters

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

## **9 FINANCIAL CONSIDERATIONS**

- 9.1 The development is CIL liable.
- 9.2 The Development Management Team has been consulted on the proposal and has requested financial contributions regarding education provision. However, at outline stage the authority is unable to accurately determine the requirements for such provision and therefore the request to secure such financial contributions would be dealt with at reserved matters stage once the type of dwellings have been agreed.

## **10 PLANNING BALANCE AND CONCLUSION**

- 10.1 The proposal for outline consent for up to 11 no. dwellings on the site has been considered in terms of the impact on the environment, heritage and the need to meet the Council's 5-year housing supply requirements. This is a finely balanced proposal, and the decision has to consider the harm verses the benefits.
- 10.2 It is considered that the proposed development would contribute towards the Council's 5-year housing supply and would have a less than substantial impact upon the setting of the Kingsthorpe Conservation Area, neighbour amenity, flood issues, biodiversity and highway safety.
- 10.3 Whilst the site is an open area of grazing land visually enjoyed by the public, it is not land that is publicly accessible. With appropriate landscaping and mitigation, the development can be carried out with minimal impact on the adjacent ecology.
- 10.4 The development is therefore in conformity with the requirements of the National Planning Policy Framework, Policies H1, BN1, BN2, BN3, BN5, BN8 & S10 of the West Northamptonshire Joint Core Strategy and Saved Policy E20 and E26 of the Northampton Local Plan.

## **11 RECOMMENDATION**

- 11.1 Approve, subject to conditions and S.106 agreement.

## **12 CONDITIONS**

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

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

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

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

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

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

4. The development hereby permitted shall be carried out in accordance with the following approved plans: SAR-322-PA2-002B, SAR-322-PA2-001D, Location Plan

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

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

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

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

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

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

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in

accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. Pre-commencement condition to ensure details are agreed in a timely manner.

8. 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 7, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 7, 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 7.

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

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

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

10. The development hereby approved shall be limited to a maximum of 11 dwellings to be served from the new access.

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

11. Prior to the construction above damp-proof course level, a scheme for surface water drainage and on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority.

Reason To prevent environmental and amenity problems arising from flooding.

12. Full details of electric vehicle charging points (1 per dwelling) for the residential units hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby approved. The approved charging points shall be provided on site in accordance with the approved details prior to first occupation of the development hereby approved.

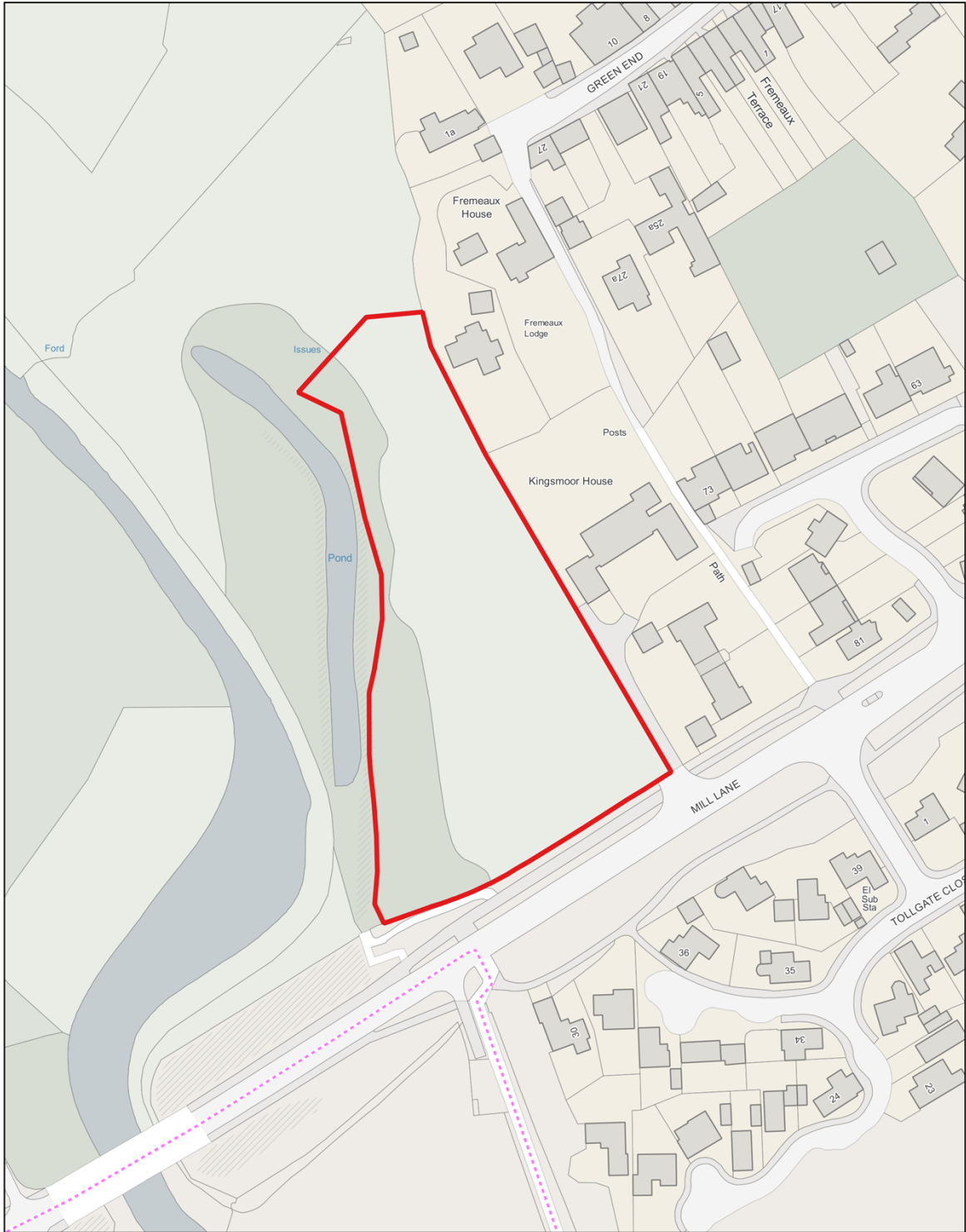
Reason: To ensure the provision of adequate facilities in accordance with the Northampton Parking Standards Supplementary Planning Document.

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

routes to and from the site. Development shall be carried out in accordance with the CEMP.

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

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**West  
Northamptonshire  
Council**

Title: **Mill Lane. Kingsthorpe**

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Date: 24-08-2022

Scale: 1:1,250 @A4

Drawn: M Johnson