
Application Number: WND/2021/0500

Location: Land off Central Avenue, Adj. Kingsthorpe Bowling Club Boughton

Development: Residential Development of Affordable Homes Including Access, Parking, Landscaping and Associated Infrastructure.

Applicant: Partner Construction Limited

Agent: Williams Gallagher

Case Officer: Erica Buchanan

Wards: Spratton Moulton Ward

Reason For Referral The site is cross boundary with the former Northampton district due to part of Central Avenue being the access point to the site, which lies within Northampton Area.

Committee date 26/01/2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AND SUBJECT TO A S106 LEGAL AGREEMENT

Proposal

The proposal is for a full application for residential development of 38 affordable dwellings.

Consultations

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

- Planning Policy, Environment Agency, Ecology, Environmental Health, Highways

The following Consultees have **no comment** to the application:

- Northampton Town Council, Councillor Sam Rumens

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

- Boughton Parish Council

[11] Letters of objection have been received and [0] 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
- Character and Appearance
- Residential Amenity
- Highways
- Landscaping
- Biodiversity

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions and a S106 agreement.

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 consists of approximately 1.00 hectare of brownfield land which has previously been used for a squash club with the buildings having been demolished and with some hard standing remaining. There is one existing access point to the site from Central Avenue situated on the south-eastern corner. The site is bound to the north by new residential development on Highwayman Close. Along the eastern site boundary there is a public footpath, connecting Central Avenue to Highwayman Close, with the Kingsthorpe Bowling Club situated further to the east. An existing hedgerow runs along both the western and southern site boundary which creates a buffer to the fields situated to the west and the rear gardens of the dwellings fronting Greenhills Road to the south.

1.2 Due to the changes in Topography the properties backing onto the site on

Greenhills Road are set at a higher level than the application site with the site sloping down and being at a higher level with the properties on Highwayman Close.

2 CONSTRAINTS

- 2.1 The application site lies adjacent to Northampton Urban Area and Buckton Fields Urban Extension

3 DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The proposal is a full application for the residential development of the site to provide 38 homes. The proposal is 100% affordable with a breakdown of dwellings as 6 no. one bed flats, 10 no. two bed houses and 22 no. three bed houses and set out as a mix of semi-detached and terraced properties.
- 3.2 The proposed dwellings are located on either side of a single road into the site and has a density of 38 dwellings per ha.

4 RELEVANT PLANNING HISTORY

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

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.

Development Plan

- 5.2 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 settlements and Countryside Local Plan (Part 2) for Daventry District and adopted Neighbourhood Plans. There are no relevant saved policies of the Northampton Local Plan as these were replaced by the Joint Core Strategy. The relevant planning policies of the statutory Development Plan are set out below:

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

- 5.3 The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S3 Scale and Distribution of Housing Development
- S10 – Sustainable Development Principles

- C2 — New Developments
- H1 —Housing Density and Mix and Type of Dwellings
- H2 —Affordable housing
- H4 — Sustainable Housing
- BN2 —Biodiversity
- BN7a — Water Supply, Quality and Wastewater Infrastructure
- BN9 Planning for Pollution Control

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

- 5.4 The relevant policies of the LPP2 are:
- SP1 – Daventry District Spatial Strategy
 - HO8 — Housing Mix and Type
 - ST1 Sustainable Transport Infrastructure
 - ENV1 — Landscape
 - Policy ENV5 —Biodiversity
 - Policy ENV10 – Design

West Northamptonshire Housing Strategy

- 5.5 The West Northants Housing Strategy 2022-2025 was approved by Cabinet in September 2022. It states that *'Ensuring that local people have the housing they need is a key strategic priority. Helping to deliver affordable homes to meet the needs of the growing population is one of the key ways in which the Council seeks to achieve this. Affordable housing includes 'social rented' or 'affordable rented' housing as well as 'low-cost home ownership.'* Although not a planning document (which affects the weighting it can be given as regards the determination of planning applications), it nonetheless will influence future spatial planning documents produced by the Council.

Material Considerations

- 5.6 Below is a list of the relevant Material Planning Considerations
- National Planning Policy Framework (NPPF)
 - Planning Practice Guidance (PPG)
 - Supplementary Planning Guidance
 - West Northamptonshire Housing Strategy

6 RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report.

Consultee Name	Position	Comment
Boughton Parish Council	Support application	Air Quality of site should be considered and the pedestrian link from Buckton

		Fields is maintained throughout construction.
Northampton Town Council	No Comment	
Councillor Rubens	No Comment	
Environment Agency	No Comment	
Anglian Water	No Objections	Assets near site recommend conditions and Informative's
Highways	No objection	Previous concerns were addressed.
Archaeology	No comment	
Ecology	No objection	Recommend condition for CEMP
Environmental Health	No objection	Recommend conditions relating to Air Quality, Construction Management, contamination and Hours of construction.
Police	No Objection	Concerns raised regarding motorcycles on adjacent footpath.
Tree Officer	Raised Concern	Pressure for the loss of trees due to the size of gardens – no further comments received from the amended plans to address the concerns
Policy	comments	POS requirements and Mix
NHS	Request Contributions	
WNC Infrastructure	Request Contributions	
Housing	No written comment received at the time of report publication	

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 11 number of objections raising the following comments:

- Highway Safety
- Unsuitable access
- Increased traffic
- Overdevelopment
- Parking
- Lack of Infrastructure
- Loss of View
- Increased Noise and Pollution
- Air Quality (Note: Proposed Condition 10 requires submission of on-site measures to reduce air quality impacts)

8 APPRAISAL

- 8.1 The determining considerations of the application are the principle of the proposal, the design and appearance of the proposal; the impact of the proposal upon the amenities of the neighbouring properties; and the impact on the Highway, Landscaping and Biodiversity.

Principle of Development

- 8.2 Policy SA of the JCS states that when considering development proposals, a positive approach will be taken on development that reflects the presumption in favour of sustainable development and to secure development that improves the economic, social and environmental conditions in the area.
- 8.3 This is reflected in Section 2 of the NPPF which states that when considering development proposals, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development.
- 8.4 Policy S1 relates to the distribution of development and sets out a hierarchy specifying where development should be sited, especially primarily in and adjoining Northampton, and to a lesser scale the sub-regional town of Daventry, then rural service centres of Towcester and Brackley.
- 8.5 Policy SP1 of the LPP2 seeks to ensure a sustainable pattern of development to meet the overall spatial strategy of the West Northamptonshire Joint Core Strategy.
- 8.6 The application site lies between the boundary of Buckton Fields and the built-up area of Northampton and is fully surrounded by existing or permitted development which is under construction. The site lies in a sustainable location within walking distance of bus routes, schools and local shops it is therefore considered that the proposal complies with Policies in the JCS, LPP2 and the NPPF.
- 8.7 There is a golden thread from National Planning Policy (NPPF) down to the West Northamptonshire Joint Core Strategy & the Settlements and Countryside Local Plan (Part 2) for Daventry District (LPP2) that supports delivery of affordable housing. The recently adopted West Northants Housing Strategy 2022-2025 (approved by Cabinet in September 2022) states that *'Ensuring that local people have the housing they need is a key strategic priority.'*

Impact on Character of Area

- 8.8 Policy ENV10 sets out the criteria to achieve high quality and inclusive design for all new development. The area is primarily residential in nature and comprising of a mix style and materials of the existing housing stock and the adjacent new development at Buckton Fields.

- 8.9 The proposal is for a scheme of 38 two storey dwellings which is set out to reflect the character of the area as they will all be two storeys in height and taken references from the existing housing stock in the area.
- 8.10 The proposed dwellings would be of red and buff brick with grey roofing tiles to reflect the materials on the Buckton Fields development. Due to the changes in the topography results with stepping of the dwellings and provides a transition between the properties that back onto the site and the new development at Buckton Fields.
- 8.11 The proposed layout makes best use out of the site given the shape of the site the topography and technical requirements.
- 8.12 The proposed dwellings are sited on either side of the central access road with varied building line to avoid a rigid layout whilst also providing a clear definition between public and private spaces. Natural surveillance is provided to all parts of the site from the dwellings. In key locations at the eastern end of the site, dwellings are dual aspect to overlook the access and the walkway link between Central Avenue and Highwayman Close providing addition natural surveillance and helping to reduce the fear of crime for those using the link which is presently not overlooked for much of its route.

Residential Amenity

- 8.13 Policy ENV10 of LPP2 seeks new development to protect the amenity of new and existing dwellings. The proposal provides suitable separation distances to housing to the north of the site. Levels differences between the site and housing to the south plus their associated longer garden depths, mean that reduced distances between the back of the proposed houses and the southern site boundary will have no adverse effect on the amenities of the neighbours. Therefore, it is considered that the design and layout of the proposal does not harm the amenities of the existing neighbouring properties or the amenities of the new occupiers of the development.

Highways

- 8.14 Access into the site will be provided by a road extending from Central Avenue into the site; initially with a 5.5m wide carriageway with 2.0m pavements either side before transitioning into a shared surface 6.0m wide. The existing section of Central Avenue leading into the site will be widened to provide a similar 5.5m carriageway and 2.0m pavements either side. Appropriate visibility splays are achieved. The new road will retain access for the existing houses and Bowls Club.
- 8.15 It has been confirmed that this work can be achieved within the existing extent of the adopted highway. Additionally the proposal will require a modification to the existing footpath/cycle link from Central Avenue and Highwayman Close.

- 8.16 The swept path analysis confirms that the highways arrangement provides appropriate service/refuse vehicle access/turning.
- 8.17 Parking is proposed on-plot for the majority of the houses or in close proximity and there is provision for 2 spaces per dwelling whilst the flats will each be provided with 1 parking space. The proposal includes 10 visitor spaces and cycle parking in the form of secure hoops on the rear elevation for each of the dwellings and a secure store for the flats.
- 8.18 It is considered that the proposed parking meets the standards required for new developments.

Affordable Housing

- 8.19 The application proposals provide a 100% affordable housing development as a mix of 1, 2 and 3-bedroom properties with the tenure proposed as 19 of the units (50%) being for social or affordable rent and 19 (50%) being shared ownership.
- 8.20 Whilst the policy for affordable requirements on new development is 35% it should be noted that the affordable housing provision within the SUE was below the target identified in H2 of the WNJCS. It is therefore considered that the application proposals would contribute to reducing the shortfall. In effect it is considered that the location of the application site next to a large urban extension which did not achieve 35% affordable housing is considered material to the determination of the planning application.

Landscaping

- 8.21 The proposal includes details for the landscaping and include retention of trees along the western, southern and northern boundaries plus trees within the existing link between Central Avenue and Highwayman Close.
- 8.22 The proposed landscaping scheme notes that the majority of trees are confined to the site boundaries although there are small groups of self-set trees within the centre.
- 8.23 None of the trees are subject to a Tree Preservation Order and neither is the site in a Conservation Area.
- 8.24 The tree officer had raised a concern about the loss of some of the larger trees that have amenity value and would be lost as a result of the smaller gardens. As a result amended plans were submitted to address these concerns and there have been no other comments made.

Ecology

- 8.25 The Ecological Appraisal submitted with the application confirms the absence of protected species on the site but acknowledges that the western boundary offers a suitable commuting corridor for bats. Whilst there are no

requirements for specific ecological mitigation, the retention of the trees and hedges along the western and southern boundaries in particular will continue to provide an ecological and visual role for the development. The landscape strategy proposes additional tree planting, particularly along the western boundary to reinforce this. Provision will also be made for 4 bird boxes and 4 bat boxes, plus hedgehog holes within the garden fences of the southern houses.

- 8.26 The ecologist is satisfied with the conclusion and mitigating measures and has no objection subject to the submission of a Construction and Environmental Management Plan which would be conditioned.

9 FINANCIAL CONSIDERATIONS

- 9.1 As the proposal meets the requirements for S106 contributions the following would be considered as part of the proposal.

Education
Open Space
Health
Highways
Affordable Housing

- 9.2 Paragraph 58 of the NPPF which states it is for the applicant to demonstrate the need for a viability assessment where obligations are under consideration and wherever possible, this should be open book. Local planning authorities should ensure that the combined total impact of planning conditions, highway agreements and obligations does not threaten the viability of the sites and scale of development identified in the development plan.

- 9.3 The applicants have submitted a viability assessment which has been made and independently assessed and it has been confirmed that any financial contributions would make the scheme unviable. Therefore, it is considered on balance, that as the scheme is coming forward as a fully affordable scheme, it is considered that in this instance the scheme is acceptable with the provisions of affordable housing only with no other S106 contributions. In reaching such a recommendation officers have taken into account the location of the site adjacent to a large urban extension, the offer of 100% affordable housing and the scale of the development proposed.

- 9.4 If the committee resolves to approve the proposal, this will be subject to the completion of an agreement by way of a section 106 covering the following heads of terms:

- Affordable Housing

- 9.6 The proposed development would be liable to pay the Community Infrastructure Levy (CIL).

10 PLANNING BALANCE AND CONCLUSION

- 10.1 The proposal is for the redevelopment of a brownfield site which is in a sustainable primarily residential area.
- 10.2 From an economic objective the proposed new dwellings would result in jobs being created during the construction of the site, a contribution to the viability of local retail uses, services and businesses and additional Council Tax revenue. Such matters would have a positive impact on the local economy and prosperity of the area which weighs in favour of the application and attract significant weight in the planning balance. As such, the proposed development would satisfy the economic role of sustainable development.
- 10.3 From a social objective the delivery of a mix of affordable homes that will contribute to and help create a balanced and sustainable community in the area and assist with the delivery of much needed affordable housing.
- 10.4 The benefits of the provision of the much needed affordable housing (through a 100% affordable housing scheme), is considered to hold significant weight in the planning balance.
- 10.5 From an environmental objective the proposal makes effective reuse of previously developed land. Provide biodiversity enhancements along with the use of sustainable drainage, water management and energy conservation and efficiency. Details in the application supports sustainable travel including cycle parking provision. These benefits hold significant weight in the planning balance.
- 10.6 On balance, therefore the significant benefits of the proposal would secure a sustainable form of development in accordance with the policies set out in the JCS, LPP2 and the NPPF subject to a legal agreement.

11 RECOMMENDATION / CONDITIONS AND REASONS

- 11.1 It is recommended that the application is approved subject to the following conditions and the signing of a S106 agreement relating to the types and tenures of the affordable housing with delegated authority to the Head of Planning Delivery for Planning and Environment to approve any amendments as deemed necessary.

- 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 & Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004)

- 2 The development hereby permitted shall be carried out in accordance with drawings and Documents registered valid on 1 September 2021 and the amended plans deposited with the Local Planning Authority on 3 August 2022

Plans

D00 Rev A Location Plan
D02 Rev T Proposed Site Layout
D04 Rev E Landscape Strategy Plan
D05 Rev A Existing Site Plan
D07 Rev C Proposed Boundary Treatments
D10 Rev B Proposed Flat Type F142
D11 Rev B Proposed House Type F131
D12 Rev B Proposed House Type F133
D13 Rev C Proposed House Type F113
D14 Rev B Proposed House Type F115
D200 Rev C Proposed Street Scenes
D300 Rev D Proposed Sections

Documents

Arboricultural Impact Assessment (Amended)
Transport Statement and Travel Plan
Pumping Station
Design and Access Statement
Planning Statement
Flood Risk Assessment

Reason - To ensure development is in accordance with the submitted drawings and to enable the Local Planning Authority to consider the impact of any changes to the approved plans.

- 3 Prior to construction works above slab level samples of the materials to be used in the construction of the external surfaces of the development 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: From the approved application details it is not possible to assess the appropriateness of the proposed materials without checking them on site and comparing them to their surroundings, to ensure the proposed materials are appropriate to the appearance of the locality. Because it can take up to 8 weeks to discharge a condition, it is recommended the samples are provided at least 8 weeks before they need to be ordered.

- 4 Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the demolition and construction works.

REASON: In the interests of safeguarding highway safety and residential amenity and reducing pollution in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy 2014.

- 5 No construction work (including deliveries to or from the site and sub-contractors) shall take place on the site outside the hours of 0730 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays, Bank Holidays or Public Holidays unless otherwise agreed with the local planning authority.

Reason: In the interest of safeguarding residential amenity and reducing pollution in accordance with Policy BN9 and S10 of the West Northamptonshire Joint Core Strategy 2014.

- 6 No development shall commence until a scheme of remediation has been submitted to and approved in writing by the Local Planning Authority. The scheme of remediation shall give full details of the remediation measures required and how they are to be undertaken. of remediation works.

A) Submission of remediation scheme

The remediation strategy should give full details of the remediation measures required and how they are to be undertaken shall be submitted to and approved in writing by the LPA. No development shall take place until the LPA has given its written approval of the scheme

B) Implementation of approved Remediation Scheme

Remediation of the site shall then be carried out in accordance with the approved scheme of remediation. No deviation shall be made from the approved scheme without the express written agreement of the Local Planning Authority. The Local Planning Authority must be given at least two weeks written notification of the date of the commencement of the scheme

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised 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 Policy BN9 of the West Northamptonshire Joint Core Strategy 2014

- 7 If during development, contamination not previously identified is found to be present at the site, no further development on that part of the site shall be carried out until an additional scheme of remediation detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The additional scheme of remediation shall then be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised 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 Policy BN9 of the West Northamptonshire Joint Core Strategy 2014.

- 8 No development shall take place (including ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of “biodiversity protection zones”.
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that protected species are not harmed by the development

- 9 No construction above slab level shall commence until details of the bird and bat boxes to be included within the development have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include the number of bird and boxes to be provided, their proposed location and design and appearance. The development shall then be carried out in accordance with the approved details.

Reason: In accordance with the National Planning Policy Framework (2019), ODPM Circular 2005/06

- 10 Unless non-material amendments are otherwise agreed in writing with the Local Planning Authority, no above ground development shall begin until a scheme detailing any on-site measures to be incorporated within the development in order to reduce their impact upon Air Quality or to provide suitable mitigation measures, has been submitted to and approved in

writing by the Local Planning Authority. Prior to occupation of the development, the approved scheme shall be implemented and maintained in perpetuity.

Reason: In the Interest of Air Quality

- 11 Prior to occupation provision shall be made for electric vehicle charging points to serve each dwelling with a private driveway and 1 charging point for every 10 unallocated spaces in accordance with details to be agreed.

Reason: To comply with Policy S10 of the West Northamptonshire Joint Core Strategy and to maximise opportunities for sustainable transport modes in accordance with paragraph 112(e) of the National Planning Policy Framework.

- 12 The dwellings 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 in accordance with Policy HO8 of the Daventry District Settlements and Countryside Local Plan (Part 2).

- 13 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 E of Part 1 of Schedule 2 to the Order without the prior express consent of the Local Planning Authority.

Reason: In the Interest of Visual amenities of the area.

- 14 No construction above slab level shall take place until a detailed landscaping scheme has been submitted and approved in writing by the Local Planning Authority

Reason: In the interest of visual amenities in the area.

- 15 The approved landscape scheme shall be implemented prior to the completion of the development or in accordance with a programme submitted to and approved in writing by the Local Planning Authority. If within a period of five 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: In the interests of the visual amenity of the area.

- 16 No construction above ground level shall take place until a scheme and timetable detailing the provision of fire hydrants and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The scheme fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Informatives:

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

- 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 material migrating onto the highway from construction vehicles;
- wheel washing facilities;
- measures to control the emission of dust and dirt during demolition and construction;
- a scheme for waste minimisation and recycling/disposing of waste resulting from the demolition and construction works, which must not include burning on site.
- design of construction access
- hours of construction work
- measures to control overspill of light from security lighting

- 2 Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence

- 3 Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087
- 4 As per condition 10 the applicant is required to incorporate measures to assist in reducing their impact upon the Air Quality as part of this development. In order to achieve air quality neutral standards it is suggested that the approved scheme could include the installation of ultra-low emission boilers (<40mg/kWh) if gas is used for space/water heating, increased tree planting, green walls and roofs, the incorporation of electric vehicle charging points on any car parking or provision of secure cycle storage. More information on plants that can be incorporated into landscaping for green walls and roofs can be found here:

https://www.museumoflondon.org.uk/application/files/4915/2604/2216/2018-05-11-phytosensor-final-web-ok-compressed_1.pdf

Such measures contribute as mitigation for air quality purposes