

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 08/03/2016</b>	<b>Item No: 5.5</b>
<b>Report Originator</b>	<b>John Hill Development Officer</b>	<b>Application No: KET/2015/1000</b>
<b>Wards Affected</b>	<b>Slade</b>	
<b>Location</b>	<b>Dairy Farm, Butchers Lane, Pytchley</b>	
<b>Proposal</b>	<b>Full Application: 3 no. dwellings</b>	
<b>Applicant</b>	<b>Mr D Brown John Martin And Associates,</b>	

### 1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

### 2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

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

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. No development shall commence on site until details of the types and colours of all external facing and roofing materials including windows, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The materials shall be traditional and natural, the windows to be timber with sections of the joinery at a scale of 1:5 submitted; lintels, cills and eaves detailing to be included. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials, joinery, lintel, cill and eaves are necessary prior to the commencement of development in the interests of the visual amenities of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Prior to the commencement of the development hereby approved details of measures to protect the trees and hedgerow to be retained, reflecting the guidance in BS5837: Trees in relation to design, demolition and construction, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be complied with in full during the whole of the construction period.

REASON: Details of such measures are required prior to the commencement of development to safeguard the trees and hedgerow to be retained in the interests of the character and appearance of the area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. The trees and hedge detailed on approved drawing number SK01 Rev D shall be retained at all times unless otherwise agreed in writing by the Local Planning Authority. Any trees or hedging within a period of 5 years from the first occupation of the dwellings hereby approved die or become seriously diseased or damaged shall be replaced in the next planting season with others of similar species.

REASON: To safeguard the character and appearance of the area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

5. Prior to the commencement of development a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in the first planting and seeding seasons following the first occupation of any dwelling, unless these works are carried out earlier. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: Landscaping details are required prior to the commencement of development to improve the appearance of the site in the interests of visual amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

6. Prior to the commencement of development a Construction Ecological Management Plan, addressing the issues raised in the Phase 1 Habitat and Protected Species Survey submitted with the planning application, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the Plan shall be fully implemented as approved.

REASON: A Construction Ecological Management Plan is required prior to the commencement of development in the interests of safeguarding and enhancing the existing and future biodiversity value of the site in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

7. Prior to the commencement of development a programme of archaeological work shall be carried out in accordance with a written scheme of investigation that has first been submitted to and approved in writing by the Local Planning Authority.

REASON: A scheme of archaeological investigation is required prior to the commencement of development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

8. No dwelling shall be occupied until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. Thereafter only the approved scheme shall be implemented.

REASON: In the interests of the amenity and protecting the privacy of the neighbouring property in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

9. 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 C have been complied with.

#### 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:
  - o human health,
  - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - o adjoining land,
  - o groundwaters and surface waters,
  - o ecological systems,
  - o 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 'Model Procedures for the Management of Land Contamination, CLR 11 (or any model procedures revoking and replacing those model procedures with or without modification)'.

## 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.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' (or any model procedures revoking and replacing those model procedures with or without modification).

REASON: To ensure that risks from land contamination to the future occupiers of the land and neighbouring land are minimised in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

10. The development hereby approved shall be undertaken wholly in accordance with the measures set out in the approved document 'Sustainability Appraisal & Energy Statement'.

REASON: To deliver a sustainable development in accordance with Policy 14 of the North Northamptonshire Core Spatial Strategy.

11. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Class A, B, C, D, E of Part 1 of Schedule 2 of the Order shall be erected or constructed on the application site.

REASON: In recognition of the character and appearance of the conservation Area in accordance with NN CSS Policy 13.

12. No development shall take place until a cross-sectional plans of the site, prepared to a scale of not less than 1:500, showing the existing and intended final ground levels, land contours and relationship with the level of the roads adjacent and buildings at the Dairy Farm and opposite off Orlingbury Road have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Final ground levels and contours are necessary prior to commencement to protect the privacy of the occupiers of adjoining properties in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

## **Officers Report for KET/2015/1000**

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

### **3.0 Information**

#### **Relevant Planning History**

None

#### **Site Description**

Officer's site inspection was carried out on the 3rd February 2016.

The site is situated on the southern edge of the village of Pytchley, to the south of Butchers Lane and west of Orlingbury Road. It is broadly rectangular in shape and is a former orchard of mature fruit trees although there are a number of other mature trees in an area otherwise laid to grass extending to approximately 0.28ha.

The boundaries of the site to the east, south and west are formed by a mix of trees and hedges. The northern boundary is shared with Dairy Farm house, a two and a half storey stone built dwelling and some of its associated out buildings.

To the east of the site is the lay-by, still adopted by the Highway Authority, that previously formed the alignment of Orlingbury Road that now sits further to the east and beyond which is existing frontage residential development that extends significantly south along Orlingbury Road beyond the application site. Immediately to the south there is a public footpath and farm track that provides access to the paddock that adjoins the site to the west and the cricket ground to the south west. The village cemetery is situated to the south of this track.

There is a gradual slope across the site from north to south with a notable change in levels from Orlingbury Road to the east of the application site with the latter sitting in a much more elevated location.

#### **Proposed Development**

The proposal is to erect 3 detached 4 bedroom dwellings each with a detached double garage and having their own individual accesses directly on to the lay-by fronting the application site. The scheme has been revised on a number of occasions, including lowering the height of the houses and revising the siting of some of the dwellings in response to comments from the Highway Authority.

#### **Any Constraints Affecting The Site**

Conservation Area

### **4.0 Consultation and Customer Impact**

#### **Pytchley Parish Council**

No objection to the principle of building houses but raise objections on detailed matters, including:

- i. the houses would dominate the street scene as the site is elevated including dominating Dairy Farm and The Cottage. Suggest building bungalows or dormer bungalows or excavate the site for houses.
- ii. the houses should be built in stone to match existing properties.
- iii. as much as possible of the hedge should be retained to maintain the existing street scene.
- iv. would like to see the oak tree to be removed replanted within the village as it was grown from an acorn and should remain a feature in the village.
- v. if there is agreement for the bus shelter to be moved then the Parish Council would like to see it rebuilt in stone.

### **Natural England**

Statutory nature conservation sites – no objection.

Priority habitat – Submission indicates the development includes an area of priority habitat. Quotes the guidance in the NPPF relating to conserving and enhancing biodiversity.

Protected Species – Have not assessed the application for impacts on associated species, should apply their standing advice.

Landscape Enhancements – This application may provide opportunities to enhance the character and local distinctiveness of the surrounding and built environment; use natural resources more sustainably and bring benefits to the local community.

### **County Archaeology**

The site lies within an area of probable medieval settlement and medieval and post-medieval finds are recorded nearby. Recommends a condition for an archaeological programme of works.

### **County Highways**

Requested amendments in response to initial submissions. No objection to final revised scheme.

### **Environmental Health**

No objection to the application subject to a condition addressing contamination and an informative regarding the presence of radon.

### **Wildlife Trust**

Have considered the submitted Phase 1 Habitat and Protected Species Survey find the overall scope and content to be both acceptable and satisfactory in broad and general terms. As a consequence of the report's findings a set of suitable conditions should be attached to any planning permission relating to the delivery of certain specific measures set out in the Survey report.

### **Neighbours**

15 Orlingbury Road – Object. Loss of privacy as application site is at a higher ground level overlooking our property. Would lead to an increase in traffic which can also be a problem on this stretch of road. Established flora and fauna provide a much needed habitat for wildlife as well as being part of Pytchley's rural setting. Existing homes are not crammed in or overlooking which is a major part of the village's appeal. Proposal is of no benefit to the village or its residents. Expensive commuter housing seems to be just profit making for an individual who does not live in the village. The existing house and gardens are a beautiful

central part of the village and represent days gone by and preserve typical village life. Should not be ruined by shoeorning 3 houses into its garden.

13 Orlingbury Road – Object. New houses will dominate all nearby buildings. Will overlook our home and appear imposing as we are the nearest. No reference to materials with the application therefore can't assess the aesthetic impact on the surrounding area or neighbours. Design of the houses does not appear to be in keeping with the surrounding area i.e. dormer style homes. Application should be refused because of the domineering nature of the development. How much consideration will be given to existing home owners. Have taken photos out of all windows that will be affected. Will have to keep all curtains and blinds shut on the west side of the property.

11 Orlingbury Road – Object. As the land is approximately 9 feet higher the height of the properties will be extremely dominating and visually overbearing to residents. Houses are an inappropriate design and will be totally out of keeping with neighbouring properties that are mainly dormer style and cottages. Orlingbury Road only has housing on one side of the road apart from Dairy Farm. Infilling as proposed could ruin the character of the village as the designs are out of keeping with existing properties. Materials are not specified, the proposed buildings should match the rest of the buildings within the conservation area. The application should be refused and a further application be made for dormer bungalows that would be less intrusive on neighbouring properties and more sensitive to the character of the village and surrounding properties.

3 Isham Road – Object. The site is outside the Council's own agreed development and comes under previously considered sites RA175 and RA176 both of which were discounted. I am a parish councillor but missed the last parish council meeting and would have objected to the proposal for the same reasons the Council gave in their assessment of the area.

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Core Planning Principles

Part 6 Delivering a wide choice of high quality homes

Part 7 Requiring good design

Part 11 Conserving and enhancing the natural environment

Part 12 Conserving and enhancing the historic environment

### **Development Plan Policies**

#### **North Northamptonshire Core Spatial Strategy (CSS)**

Policy 1 Strengthening the Network of Settlements

Policy 7 Delivering Housing

Policy 9 Distribution of Housing

Policy 13 General Sustainable Development Principles

Policy 14 Energy Efficiency and Sustainable Construction

## **North Northamptonshire Joint Core Strategy 2011-2013 (February 2016 – Proposed Main Modifications to the Submitted Plan) (JCS)**

Policy 11 Network of Urban and Rural Areas

Policy 29 Distribution of New Homes.

### **Local Plan (LP)**

Policy RA3 Rural Area: Restricted Infill Villages

#### **6.0 Financial/Resource Implications**

None.

#### **7.0 Planning Considerations**

The key issues for consideration in this application are

1. Principle of Development
2. Design, Character and Appearance
3. Impact on Residential Amenity
4. Highways
5. Bio-diversity
6. Sustainability
7. Archaeology

##### **1. Principle of Development**

Pytchley sits within the open countryside where normally development, including residential, is resisted unless policy provision makes allowance for such development.

Policy 1 of the CSS focuses new development on the three Growth Towns of Corby, Kettering and Wellingborough. In rural areas it directs development to sites within the village boundaries. Policy 9 in part strictly controls new development in the open countryside. Policy 10 seeks to limit development in villages.

Pytchley as a rural settlement is expected to provide the smallest amount of growth within the settlement hierarchy where the level of development should be determined by local housing need. Therefore residential development of this scale would contribute, although not significantly, towards the target level growth for the rural area, which is set at 1640 for the plan period in Policy 10 of the CSS. However in the review of the CSS, the emerging JCS has decreased this target through an update on previous figures in Policy 29, where the rural housing target is 480. At present this Plan (JCS) has been submitted for examination and the relevant policies contained within the document can be given due weight in accordance with paragraph 216 of the NPPF.

Policy RA3 of the LP defines the village boundary for Pytchley within which the application site is located. This policy states that in restricted infill villages, housing development should meet 5 criteria.

Firstly the application site is within the defined village limit, which it is in this case.



Secondly the proposal is appropriate in terms of size, form, character and setting of the village and in terms of the local community and environment. This is discussed below.

Thirdly, the proposal does not involve the development of open land shown on the Proposals map, the land is not designated as such.

Fourthly the proposal is compatible with other policies and proposals in the Plan, particularly in relation to conservation, design, density, the site layout, access, drainage, landscaping and open space provision. Again this is discussed below although Policy 13 of the CSS has superseded the majority of these considerations.

Finally the proposal takes account of the need to conserve energy through good building design and the use of appropriate materials. Again this is discussed below although Policy 14 of the CSS has superseded these considerations.

Having regard to the objection referring to sites 'RA175 and RA176' these are sites referred to in the Council's Site Specific Proposals Local Development Document Housing Allocations Assessment of Additional Sites and Update 2013 which related to the application site forming part of a significantly wider site. The process of allocating new housing sites is still at an early stage and can be afforded minimal weight. The same position applies to the emerging Site Specific Local Development Document background paper: Settlement Boundary Update (September 2015) which recommends that the application site is removed from the settlement. This document is yet to be adopted and therefore also carries minimal weight.

Having regard to the above, subject to detailed considerations discussed below, the principle of the proposed development is considered acceptable.

## 2. Design, Character and Appearance

Part 7 of the NPPF requires good design. Policy 13 (h and i) of the CSS states development should be of a high standard of design and respect and enhance the character of its surroundings and create a strong sense of place. The site also lies within the Pytchley Conservation Area therefore Policy 13 o) of the CCS applies which states in part that new development will conserve and enhance designated built environmental assets and their settings which reflects the guidance in Part 11 of the NPPF. When considering applications that affect a conservation area special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

Regard has been had to the Pytchley Conservation Area Appraisal which is a somewhat dated document published in 1984. This sets out that the village is characterised by its complex street pattern and that there a number of distinct parts to the village one of which is centred on Butchers Lane.

However the context of the proposal is it will front Oringbury Road and extend built development modestly to the south on the western side on currently undeveloped land. Oringbury Road has been considerably extended on the east side by a later estate type development compared to the much older historic core of the village. However the application site is a notable distance from the frontage development on the east side of Oringbury Road which immediately opposite consists of two pairs of semi-detached dwellings sitting within generous plots. Whilst this pair of semi-detached properties has a

cottage feel to their design with the first floor windows splitting the eaves at the front further properties along Orlingbury Rand and in nearby Lower End are typical two storey dwellings. Therefore it is not considered that the general form of the proposed dwellings is at odds with the existing housing as a whole opposite the application site.

The nearest dwelling to the application site and arguably the one the proposed development will be seen most in the context of is the existing Dairy Farm house. This is a two storey stone built property with a tiled pitched roof over with windows on the rear elevation of a 'modern' design and of no particular historic or architectural merit. All 3 proposed dwellings are of a similar form. They are all detached 4 bed units with detached double garages with both the dwellings and the garages set back well into their respective plots. The dwellings on plots 1 and 3 are the same design with the dwelling on plot 2, the middle one, having more ornate brick/stone material detailing on the front elevation. Final sample materials would be conditioned if planning permission is granted. Each property also has an external chimneystack on the side elevation. All 3 take the form of an 'L' shaped footprint with a two storey rear element with a lower subservient ridge line. Subject to a condition requiring the submission and agreement of materials it is considered the proposed dwellings would have an acceptable relationship with the existing Dairy Farm house.

A particularly sensitive part of the proposal is the loss of the open space, which currently takes the form of a former orchard associated with the Dairy Farm house. In conservation area terms it is not recognised as making any particular contribution to the character and appearance of the conservation area. The site sits within the village limit boundary and it is concluded the site can be developed if the resulting development does not have a harmful effect on the character and appearance of the conservation area or the street scene generally.

The proposed scheme has 3 dwellings each sitting on generous plots. Each dwelling is set well back into the site affording the opportunity to retain the existing front hedgerow save for where it needs to be broken to provide vehicle access. Some of the existing trees will be retained, especially the important group close to the southern boundary to the site where, along with the existing hedgerow, which can be retained intact, is considered particularly important as this part of the site is visible first when approaching the village and the conservation area from the south.

The nearest listed building to the site is the The Cottage in Butchers Lane which is grade II listed. However this is some distance to the rear of the site the setting of which will not be adversely affected by the proposed development.

Taking all the above into account it is considered the proposed development is in accordance with Policy 13 of the CSS.

### 3. Impact on Residential Amenity

Policy 13(l) of the CSS looks to secure development that does not result in an unacceptable impact on the amenity of neighbouring properties or the wider area.

The nearest dwelling to the proposed development is Dairy Farm house that sits to the north of the application site with its rear elevation facing towards proposed plot 3. Its rear garden depth up to the boundary of plot 3 is at least 10m. The proposed detached dwelling

on plot 3 sits forward on the site with a rear garden depth of some 16m. Immediately adjacent to the boundary is the proposed double garage with the side elevation of the proposed dwelling beyond, just under 9m away. This relationship is considered acceptable giving rise to no undue amenity uses for either the occupiers of Dairy Farm house or the future occupiers of the proposed dwelling on plot 3.

The next nearest properties are 9, 11, 13 and 15 Orlingbury Road, two pairs of semi-detached dwellings. Nos. 9 and 11 sit at an oblique angle to the application site looking directly towards the access to Dairy Farm house itself as opposed to the application site. No. 13 faces towards what is proposed plot 1 with no.15 facing more towards the southern boundary of the site that is the southern boundary of plot 3.

The application site is notably higher than these properties however the proposed dwelling on plot 3 is set back just under 7 metres into its plot from the front boundary of the proposed dwelling on plot 3 which results in a distance of over 30m from the front elevations of nos. 13 and 15 Orlingbury Road and that of the proposed dwelling on plot 3. This distance is considered acceptable and will not result in any undue overlooking between the properties, added to which they are separated by Orlingbury Road itself which is the subject of both vehicle and pedestrian movements and it is also proposed to retain as much of the existing hedgerow that currently fronts the application site.

The objections from the two neighbouring properties have been noted but for the above reasons there is considered to be no unacceptable loss of privacy for these occupiers.

The relationship between the proposed dwellings themselves, having regard to their design, orientation and location, is also considered acceptable not resulting in any adverse impact on the amenity of any future occupiers.

The proposed development is therefore considered compliant with Policy 13 of the CSS.

#### 4. Highways

Policy 13d) and n) of CSS requires proposed development to have a satisfactory means of access and provide for parking, servicing and manoeuvring in accordance with adopted standards and not have any adverse impact on the highway network and will not prejudice highway safety.

The proposed 3 dwellings are to be served by their own independent access serving a double garage for each to be set well back into the site with driveway provision for at least two vehicles in front of each. The access points are taken off what is now a layby but is the original alignment of Orlingbury Road and remains adopted by the Highway Authority. The existing bus shelter is not proposed to be relocated following the most recent revision.

The Highway Authority have been consulted and they have no objection to the latest revised scheme which has been amended to reflect a number of changes they have requested.

The proposal is therefore in accordance with Policy 13 of the CSS.

## 5. Bio-diversity

Policy 13 o) of the CSS seeks to conserve and enhance in part the biodiversity of the environment which reflects the guidance in paragraph 118 of the NPPF.

A Phase 1 Habitat and Protected Species Survey has been submitted with the application. The Survey concludes that:

- i. The application site interior contains a low diversity of habitats, dominated by species poor amenity grassland and scattered trees (fruit orchard). The site is bounded by hedging, trees and tall rural vegetation. The plant communities within these habitats are ecologically unremarkable. They are widespread and abundant, containing a relatively low diversity of common species typical of nutrient enriched amenity and improved grassland with widespread perennial and ephemeral weed species.
- ii. The marginal habitats are of greater ecological value and in particular the boundary hedgerows and trees which have a value to nesting birds, bats and refuge and food source for small mammals and insects. The majority of the construction area is mown amenity grassland with fruit trees. The fruit trees and other scattered trees across the site interior have some wildlife interest but are of limited value in purely arboricultural terms. Subject to the more valuable boundary trees and hedges being retained, enhanced and suitably protected the proposal is unlikely to have a detrimental impact on the ecological interests and wider landscape subject to mitigation.
- iii. The results of the survey indicated that certain protected species are considered as likely to occur on the wider site. The trees and hedges along the site margins and across the south end of the site are likely used by nesting birds and foraging and commuting bats and the mature ash tree along the western boundary contains some features such as cracks, rot holes and flaking bark which could be used as bat roosts, especially during the summer.
- iv. A Construction Ecological Management Plan has been recommended to adopt best working practices to minimise disturbance to the above species and to maintain and enhance the valuable ecological receptors where possible.
- v. Specific recommendations are made in relation to birds and the nesting season, bats and their potential roosting areas and herpetofauna (reptiles) and the need to survey the site before any works commence.

It is evident from the Survey's results that the existing biodiversity of the site is concentrated in the boundary hedges and some of the none orchard trees and that as much of these should be retained and enhanced wherever possible if planning permission is granted. The proposal only interferes with the existing boundary hedging on the eastern boundary where three openings are to be created to provide vehicle access to each dwelling. In terms of the removal of trees the more significant close to the southern boundary and western boundary at the southern end of the site are to be retained.

It is considered in these circumstances and having regard to the fact the Wildlife Trust are supportive of the Survey's results and recommendations subject to conditions safeguarding the possible presence of birds, bats and reptiles, along with enhancing the biodiversity of the site to meet the guidance in the NPPF highlighted by Natural England, the proposal is in accordance with Policy 13 of the CSS.

## 6. Sustainability

Policy 14 of the CSS requires that for a development of this scale it should incorporate techniques of sustainable construction and energy efficiency, the provision of waste reduction and recycling and provision for water efficiency and water recycling.

A sustainability appraisal and energy statement has been submitted with the application. This has been considered and found acceptable for a development of this scale.

Subject to a condition being attached to any planning permission requiring compliance with the provisions set out in the statement it is considered the development is in accordance with the Policy 14 of the CSS.

## 7. Archaeology

Policy 13 o) of the CSS seeks in part to conserve and enhance designated built environmental assets and their setting which reflects the guidance in paragraphs 128 and 129 of the NPPF regarding safeguarding heritage assets.

A desk based assessment of the site has been submitted. County Archaeology have been consulted on this and in response have noted the site lies within an area of probable medieval settlement though there are no areas of identified earth works relating to the medieval village in the immediate vicinity, however medieval and post medieval finds are recorded nearby. There is the potential of archaeological interest to survive on the site albeit truncated by more recent activity. In response to this they therefore recommend a condition be attached to any permission requiring an archaeological programme of works.

It is considered the proposal is in accordance with Policy 13 of the CSS subject to the attachment of this condition.

## **Conclusion**

The proposed development is considered to be in accordance with the relevant policies of the development plan and therefore it is recommended that planning permission be granted subject to conditions.

## **Background Papers**

Title of Document:

Date:

Contact Officer:

John Hill, Development Officer on 01536 534316

## **Previous Reports/Minutes**

Ref:

Date: