

## PLANNING COMMITTEE

Tuesday 22<sup>nd</sup> September 2020 at 6.00pm  
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# **A G E N D A**

1. Apologies
  
2. Declarations of Interest
  - (a) Personal
  - (b) Prejudicial
  
3. Minutes of the meetings held on 11<sup>th</sup> August 2020 to be approved as a correct record and signed by the Chair
  
4. Any items of business the Chair considers to be urgent
  
5. Planning Application Reports

**BOROUGH OF KETTERING**

**PLANNING COMMITTEE**

**Meeting held: 11<sup>th</sup> August 2020**

**Present:** Councillor Ash Davies (Chair)  
Councillors Linda Adams, Scott Edwards, Clark Mitchell,  
Cliff Moreton, Mark Rowley, Greg Titcombe, Lesley  
Thurland

**20.PC.30** **APOLOGIES**

Apologies for absence were received from Councillors Shirley Stanton and Jan O'hara.

It was noted that Councillors Scott Edwards was acting as substituted for Councillor Shirley Stanton.

**20.PC.31** **MINUTES**

**RESOLVED** that the minutes of the meetings of the Planning Committee held on 24<sup>th</sup> June 2020 be approved as a correct record

**20.PC.32** **DECLARATIONS OF INTEREST**

None

**20.PC.33** **ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

None.

**20.PC.34** **PLANNING APPLICATION REPORTS**

The Committee considered the following applications for planning permission, which were set out in the Head of Development Control's Reports and supplemented verbally and in writing at the meeting. Two speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

The reports included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-.

**20.PC.34.1 KET/2019/0861**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: 1 no. dwelling at 28 John Smith Avenue, Rothwell for Mr M payne</p> <p>Application No: KET/2019/0861</p> <p><u>Speaker:</u></p> <p>Karen Law submitted a written statement as a third party objector to the proposed development which stated that the application would have a major detrimental impact on the safety and parking of neighbouring properties.</p>	<p>Members received a report which sought planning permission for 1no. dwelling. The proposed dwelling was a 2 storey, detached dwellinghouse and with 3no. bedrooms. The proposed layout was to accommodate 3 vehicles onsite to the front of the dwelling and a small private garden to the rear.</p> <p>It was noted that the applicant had revised the proposal during the application to increase the offstreet parking from 2 to 3 and to show visibility splays for the access.</p> <p>Members raised concerns regarding parking and the possible overdevelopment of the site which would have had a detrimental impact on the amenity and safety of neighbouring properties.</p> <p>Following debate it was proposed by Councillor Thurland and seconded by Councillor Rowley that the application be refused contrary to the officers recommendation due to over development which adversely affects the amenity of neighbouring properties.</p> <p>The proposed off street parking was unsatisfactory and would result in additional vehicle uses along a cul de sac that has no suitable turning area but where vehicles commonly have to reverse the length of the cul de sac to exit.</p> <p>It was agreed that the application be <b>REFUSED</b> for the following reasons:</p>

1. The proposal on land adjacent to the existing dwelling is overdevelopment of a narrowing sized area and results in a building close to the side windows of the existing dwelling which is considered detrimental to the amenity of that dwelling. The space available for side or pedestrian access to the proposed development is narrow and restricted, also a symptom of overdevelopment.

The proposed off street parking shows three spaces to be accessed from beyond the end of the cul de sac outside the highway. The cul de sac has no suitable turning area and existing traffic and levels of parking have led to vehicles having to reverse the length of the cul de sac to exit. The additional vehicles generated by this development would exacerbate this problem to the detriment of the amenity of the area.

Therefore, the proposal is contrary to policy 8 of the North Northamptonshire Joint Core Strategy

*(Members voted on the motion to REFUSE the application)*

*(Voting: For: Unanimous)*

*The recommendation was therefore*  
**REFUSED**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 s.73A Retrospective Application: Single storey rear extension with ramp to front entrance at 3 Northumberland Road, Kettering for Mr N Blissett.</p> <p>Application No: KET/2020/0180</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which Retrospective planning permission was being sought for a single storey rear extension, to be attached to the rear of an existing rear extension. The extension was to provide ensuite facilities to the existing rear extension which was currently in use as a ground floor bedroom.</p> <p>An access ramp was also proposed to the front, leading to the front door.</p> <p>Members then agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. 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 additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the north elevation or roof plane of the building.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.

*(Members voted on the officers' recommendation to approve the application)*

*(Voting: For: Unanimous)*

*The application was therefore*

**APPROVED**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Advertisement Application: 1 no. externally illuminated fascia sign and 1 free standing sign (non-illuminated) at 89 Polwell Lane, Barton Seagrave for Mr S Flavell.</p> <p>Application No: KET/2020/0261</p> <p><u>Speaker:</u></p> <p>None</p>	<p>This application had been withdrawn from the agenda to enable sufficient consultation with all neighbours and would be brought before the committee at a future date.</p>

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.4 Full Application: Single storey side extension to form granny annexe at 42 Milldale Road, Kettering for Mr D Steptoe.</p> <p>Application No: KET/2020/0273</p> <p><u>Speaker:</u></p> <p>Hayley Steptoe submitted a written statement as the applicant for the proposed development which stated that the application was needed in order to accommodate a family members health condition and to provide accommodation for an elderly family member.</p>	<p>Members received a report about a proposal for which planning permission was being sought for a single storey flat roofed extension behind the existing garage, which incorporated the existing WC and utility room and comprised a bedroom and living area to provide an annexe.</p> <p>It was heard that amended and additional plans were received during the application process to reflect the slope of the rear garden in relation to the proposal and were reconsulted on for 10 days.</p> <p>Members agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the amended plan number 20/4//1A and KET/2020/0273/2, received by the Local Planning Authority on 23rd June 2020.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.
4. The window on the rear (east) elevation shall be high-level, non-opening and glazed with obscured glass, and thereafter shall be permanently retained in that form.
5. 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 additional openings permitted by Schedule 2, Part 1 Class A shall be made in the side (north) and rear (east) elevation of the building.

*(Members voted on the officers' recommendation to approve the application)*

*(Voting: For Unanimous)*

*The application was therefore*

**APPROVED**



<u>Proposed Development</u>	<u>Decision</u>
<p>*5.5 Full Application: 2 no. detached single storey dwellings with associated parking and access at Leeks Farm (land at), High Street, Cranford for Ms A Buckley, C/O Berrys</p> <p>Application No: KET/2020/0287</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which planning permission was being sought for two detached single storey dwellings with associated access and parking.</p> <p>Members sought to clarify that two vehicles could safely enter and exit the properties at the same time.</p> <p>Concerns were raised regarding the removal of trees due to the proposed development but members were satisfied that new trees were to be planted if approved.</p> <p>Members then agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
3. No development above building slab level shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, 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.
4. No development above building slab level shall commence on site until full details of all windows, doors, timber finishes, verge detailing, rainwater goods and stone finishes 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.
5. 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 additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the roof planes of the buildings.

6. Prior to first occupation of the dwellings a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and any existing trees to be retained 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 occupation of the building, unless these works are carried out earlier. Any newly approved 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.
7. Prior to construction of the dwelling, there shall be submitted to and approved in writing by the Local Planning Authority a report identifying how the dwelling is to be constructed in order to achieve a maximum water use of no more than 110 litres per person per day in accordance with the optional criteria 36(2)(b) of the Building Regulations 2010 (as amended) as detailed within the Building Regulations 2010 Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition). Thereafter and before first occupation, evidence is to be submitted to and approved in writing by the Local Planning Authority to demonstrate that this requirement has been incorporated.
8. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority or Environmental Health. Monday to Friday 08:00 to 18:00 hours, Saturday 08:30 to 13:30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.
9. No development shall take place on site until details of the method of construction of the means of access have been submitted to and approved in writing by the Local Planning Authority. No other development shall take place on site until the access has been constructed in accordance with the approved details.
10. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.
11. No development above building slab level shall commence on site until a scheme for the provision of the surface water drainage shall be 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 scheme.
12. No development above building slab level shall commence on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.
13. No development above slab level shall take place on site until details of refuse storage and presentation points for each dwelling has been submitted to and

approved in writing by the Local Planning Authority. The approved refuse storage and presentation points shall be provided before the occupation of any of the dwellings affected and retained as approved thereafter.

14. No development shall take place until a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground and finished floor levels has 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.

*(Members voted on the officers' recommendation to approve the application)*

*(Voting: For: Unanimous)*

*The application was therefore*

**APPROVED**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.6 Full Application: Two storey rear with first floor side extension, garage conversion and erection of outbuilding at 58 Gipsy Lane, Kettering for Ms S Collins</p> <p>Application No: KET/2020/0360</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which planning permission was being sought for the demolition of the lean-to Conservatory and the construction of a two-storey rear and side extension, and a detached single storey L-shaped outbuilding at the bottom of the garden.</p> <p>It was heard that the side extension was set back from the front elevation and the outbuilding comprises a shed, store and greenhouse.</p> <p>Members then agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.
4. 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 additional openings permitted by Schedule 2, Part 1 Class A shall be made at first floor level in the side (northwest and southeast) elevations of the two-storey extensions hereby approved or in the rear (northeast) and side (northwest and southeast) elevations of the outbuilding hereby approved.

*(Members voted on the officers' recommendation to approve the application)*

*(Voting: For: Unanimous)*

*The application was therefore*  
**APPROVED**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.7 s.73A Retrospective Application: Single storey rear extension, conversion of loft to habitable accommodation with 3 no. rear rooflights and erection of play tower and flag pole in rear garden at 7 Loddington Way, Mawsley for Mr &amp; Mrs Jones</p> <p>Application No: KET/2020/0363</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which planning permission was being sought for the following development:</p> <ul style="list-style-type: none"> <li>-Construction of a single storey rear extension to the attached double garage</li> <li>-Insertion of 3 no. rooflights in the rear roof plane of the dwellinghouse</li> <li>-Retrospective erection of (and alteration from the original unauthorised) children's climbing apparatus and flagpole in the rear garden.</li> </ul> <p>Members then agreed that the proposed development was satisfactory and saw no issue with approving the application as per the officer's recommendation.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions</p>

1. The development hereby permitted (excluding the play tower which is dealt with under condition 2) shall be begun before the expiration of 3 years from the date of this planning permission.
2. Within 3 months of the date of this decision the children's play apparatus sited in the rear garden shall be relocated and redesigned in accordance with the approved plan numbers KET/2020/0363/2A, KET/2020/0363/12A, KET/2020/0363/13A, KET/2020/0363/14A, KET/2020/0363/15A and KET/2020/0363/19 received by the Local Planning Authority on 20/07/2020.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building.
4. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown in the table below and shall remain in that form in perpetuity.
5. The vehicular access, parking and manoeuvring facilities shall be carried out in accordance with the approved plans and shall, thereafter, be permanently set aside and reserved for such purposes.
6. 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 additional openings permitted by Schedule 2, Part 1 Classes A, B or C shall be made in the north-west elevation or any roof plane of the extension hereby permitted.

*(Members voted on the officers' recommendation to approve the application)*

*(Voting: For: Unanimous)*

*The application was therefore*  
**APPROVED**

*\*(The Committee exercised its delegated powers to  
act in the matters marked \*)*

*(The meeting started at 6.00 pm and ended at 8.45 pm)*

*Signed.....*

*Chair*

**Tuesday, 22 September, 2020**

**No. 5 Planning Application Reports**

5.1	<b>KET/2019/0369</b>	SBE	Brigstock Road (land to the North West of), Grafton Underwood Full Application (EIA): Construction of solar farm to include installation of solar photovoltaic panels with substations, inverters, perimeter fencing, access tracks, CCTV, landscaping and associated works Expiry date: <b>24-September-2020</b>	1
5.2	KET/2019/0817	LHO	Hanwood Park (Parcel R24), Barton Road (land off), Barton Seagrave Approval of Reserved Matters (EIA): All details in respect of KET/2015/0967 for 71 dwellings Expiry date: 22-May-2020	30

Application Reference Numbers and Expiry Dates in bold type are within the permitted time frame

The Planning Officer's initials are in the third column. For further details please refer to the end of the individual reports.

The membership for this Full Planning Committee is as follows:-

Councillors:- S Stanton (Chair), A Davies (Deputy Chair), J O'Hara, L Adams, C Mitchell, C Moreton, M Rowley, L Thurland, G Titcombe

Substitutes:- Councillors S Edwards, D Howes, I Jelley, A Lee, J West

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## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 22/09/2020</b>	<b>Item No: 5.1</b>
<b>Report Originator</b>	<b>Sean Bennett Senior Development Officer</b>	<b>Application No: KET/2019/0369</b>
<b>Wards Affected</b>	<b>Queen Eleanor and Buccleuch</b>	
<b>Location</b>	<b>Brigstock Road (land to the North West of), Grafton Underwood</b>	
<b>Proposal</b>	<b>Full Application (EIA): Construction of solar farm to include installation of solar photovoltaic panels with substations, inverters, perimeter fencing, access tracks, CCTV, landscaping and associated works</b>	
<b>Applicant</b>	<b>Mr D Meehan, Elgin Energy EsCo Limited</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 three years from the date of this permission.

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

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 26 of the North Northamptonshire Joint Core Strategy.

3. The development hereby permitted shall not be carried out other than in accordance with the approved Ecology information laid out in chapter 5 of the approved Environmental Statement (ES) and chapter 5 of the approved Supplementary Environmental Information (SEI).

REASON: In the interest of Biodiversity in accordance with Policy 26 of the North Northamptonshire Joint Core Strategy.

4. The development hereby permitted shall not be carried out other than in accordance with the Flood Risk Assessment at chapter 9 of the approved ES and the drainage information approved in chapter 9 of the SEI.

REASON: To prevent flood risk and in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

5. This grant of planning permission shall expire no later than 30 years from the date when electricity is first exported from any of the solar panels to the electricity grid ('First Export Date'). Written notification of the First Export Date shall be given to the local planning authority within 14 days of its occurrence.

REASON: This is a time limited permission only given the nature and lifespan of the development proposed and to ensure the long term protection of the character and appearance of the countryside in accordance with Policy 26 of the North Northamptonshire Joint Core Strategy.

6. No construction works shall take place outside of the following times: Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 26 of the North Northamptonshire Joint Core Strategy.

7. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

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

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

REASON: Required prior to commencement as the matter is fundamental to the acceptability of the development to ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 199.

8. No development shall take place until a Construction Traffic Management Plan (including routing, timings and details of banksman) have been submitted to and approved in writing by the Local Planning Authority. The proposal shall be carried out in accordance with the approved details for the duration of construction.

REASON: Required prior to commencement as the matter is fundamental to the acceptability of the development in the interest of highway safety and in accordance with Policy 26 of the North Northamptonshire Joint Core Strategy.

9. No development shall commence until full details of all the built infrastructure of the proposal, including details of the precise inverter units proposed have been provided to and approved in writing by the local planning authority.

REASON: The information is required prior to commencement as the matter is fundamental to the acceptability of the development in the interest of well planned development and visual amenity and to accord with policy 26 of the North Northamptonshire Joint Core Strategy.

10. No development shall take place until a Biodiversity and Habitat Enhancement Management Plan, consistent with the details approved in Appendix 5.5 to the ES 'Biodiversity Management Plan compiled by Avian Ecology and dated 09/04/19 (to include: pre-commencement badger survey, confirmation that the great crested newt license has been obtained or otherwise not required and provision of Reasonable Avoidance Measures for both dormice and reptiles) together with a Construction Environmental Management Plan, has been submitted to and approved in writing by the local planning authority. The approved details are to remain in place for the duration of the development.

REASON: The information is required prior to commencement as the details are fundamental to the acceptability of the development in accordance with Policy 26 of the North Northamptonshire Joint Core Strategy.

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping the site which shall include:-  
(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),

(b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,

(c) details of hardsurfacing areas

(d) to include the provision of a new native species hedgerow and additions to the existing tree-belt to the southern boundary of the site as shown on the approved drawing P18-0328-04-G.

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

REASON: The information is required prior to commencement as the matter is fundamental to the acceptability of the proposal to ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with policy 26 of the North Northamptonshire Joint Core Strategy.

12. Prior to the commencement of development a noise assessment that outlines the likely impact on any noise sensitive property, and the measures necessary to ensure that the noise does not affect the local amenity of residents shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014. Once approved the use hereby permitted shall be operated in accordance with the approved details and thereafter maintained in this approved state at all times.

REASON: Details are required prior to the commencement of development because any necessary noise measures will be an integral part of the design and in the interest of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

13. Prior to first operation of the development a Verification Report for the installed surface water drainage system for the site based on the approved Environmental Statement Land to the north and west of Grafton Underwood ref P18-0328 Appendix F Drainage Drawing and Explanatory Note dated March 2020 prepared by Pegasus Group, has been submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles
- b) Any As-Built Drawings and accompanying photos

REASON: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

14. The area of existing tree-belt coloured purple and within the 'red-line' on the approved 'Land Lease Plan' P18-0328\_15 shall be retained for the duration of the development.

REASON: To ensure the visual amenity of the site and the surrounding area in accordance with Policy 26 of the North Northamptonshire Joint Core Strategy.

15. No later than 12 months before the expiry of this permission, a decommissioning method statement shall be submitted for the written approval of the local planning authority. The statement shall include details of the timing and management of the decommissioning works; the removal of all equipment including the solar panels, mounting frames, foundations, inverter and transformer modules, fencing, and all other associated structures; and the reinstatement of the land to its former agricultural use and condition. The works shall be carried out in accordance with the approved details, within 3 months from the date of expiry of this permission.

REASON: To ensure the satisfactory restoration of the land and to preserve the character and appearance of the countryside in accordance with Policy 26 of the North Northamptonshire Joint Core Strategy.

16. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

17. Other than temporary lighting during the construction and decommissioning periods, there shall be no external lighting of any kind erected on the site without the prior written approval of the local planning authority.

REASON: To preserve the character and appearance of the countryside in accordance with Policy 26 of the North Northamptonshire Joint Core Strategy.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order), no CCTV cameras, fencing, outbuildings or other structures shall be erected (aside from those shown on the approved plans), without the specific grant of planning permission from the Local Planning Authority.

REASON: In the interests of visual amenity and to protect the character of the area and in accordance with policy 26 of the North Northamptonshire Joint Core Strategy.

## Officers Report for KET/2019/0369

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

### 3 Information

#### Relevant Planning History

KET/2019/0403 - Environmental Statement Screening Opinion - Solar farm and associated works - Request for screening opinion – ENVIRONMENTAL STATEMENT REQUIRED – 27/06/2019

#### Site Visit

Officer's site inspection was carried out on 11/09/2019, 16/10/2019 and 13/08/2020

#### Site Description

The application site occupies approximately 68.8 hectares of land and is located to the north-west of Grafton Underwood and approximately 4km north east of Kettering.

The site is predominantly, in agricultural use and comprises a number of arable fields of various shapes and sizes extending from Geddington Road to Old Heads Wood to the West of Brigstock Road which were once a former RAF base (RAF Grafton Underwood) in use from c.1941, later also being used by the US Air Force, Eighth Air Force. There is a World War II (WWII) Memorial to the south of the site directly off the northern side of Geddington Road.

#### Proposed Development

This application seeks Planning Permission for the construction of a Solar Park for a temporary period of 30 years from the date of the first exportation of electricity from the site.

The application is accompanied by an Environmental Statement required under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) when a proposed development is deemed to fall within the description of a 'Schedule 2 Development' within the meaning of the Regulations. And as such the proposal will require an Environmental Impact Assessment (EIA) where development is likely to have significant effects on the environment by virtue of such factors as its nature, size or location (Regulation 2).

The full description of the proposal for which planning permission and EIA approval is sought:

**“Construction of a solar park, to include the installation of solar photovoltaic panels to generate approximately 38MW of electricity, with DNO and Client substations, inverters, perimeter stock fencing, access tracks and CCTV. Landscaping and other associated works, together with retention and extension of existing hedgerow”**

The proposed development would comprise solar panels arranged into linear arrays facing to the south, with associated infrastructure (Inverters) across the site alongside a Substation compound to enable the export of the electricity to the local electricity grid. The Solar Park would have a capacity of approximately 38MW, enough low carbon electricity to power 11,400 homes every year. The proposed Solar Park has the potential to power approximately 27% of the 41,462 dwellings within the Kettering Borough Council Area (Census 2011).

Some specifics of the proposal:

#### Associated Infrastructure

- The Photovoltaic (PV) or solar panels will be laid out in rows from east to west across the site, each PV module measures 2m x 1m x 0.05m. Individual panels are arranged on a simple metal framework of either 48 or 24 panels which will be driven into the soil removing the need for deep foundations. The height of the installation will be approximately 0.8m above ground level from the bottom of the panel and reaching a maximum height of 3m to the top of the panels.
- Underground cabling will link the solar panels from the onsite Client Substation compound and compound located in the north-eastern corner of the site to the new onsite Distribution Network Operator (DNO) substation compound. The customer substation compound will require an area of 22m x 23m, while the DNO substation requires an area of 35m x 45m.
- Plant and equipment to enable grid connection and transfer of renewable energy generated would include thirty (30) inverter housings appropriately spaced across the site. Each cabinet will measure 7m long x 2.5m wide x 3m high.
- 2m high deer / security perimeter fencing around the site
- CCTV will be mounted on wooden poles forming part of the deer / security fencing

#### Landscaping

- Retain existing hedging and trees and two new areas of trees to the southern edge of the site
- Gapping up of hedges and trees along the sites southern existing tree belt
- Gapping up sections of hedge along Brigstock Road towards the north east of the site – a 'double hedgerow' has been introduced

#### Access

- Access will be obtained into the application site from the south off Geddington Road via an existing access, with a separate access to the Client and DNO Substation parcel off the eastern side of Brigstock Road

- Within the site access tracks will be kept to a minimum and will be 3.5m wide and made of crushed aggregate
- The temporary construction compound will be located close to the application site entrance to the west of the site off Geddington Road.

Construction is expected to take 4 months and once installed, the Solar Park would require infrequent visits for the purposes of maintenance or cleaning of the site. Such work typically requires 10-20 visits per year. The facility would be unmanned, being remotely operated and monitored.

At the end of the operational lifespan of the Solar Park (30 years) the site would be restored back to full agricultural use with all equipment and below ground connections removed. It is envisaged that the decommissioning of the Solar Park would take approximately 4 months.

### **Pre-application**

Pre-application advice, which included engagement with a professional Landscape Consultant, was provided in July 2018 for a more expansive scheme than the immediate proposal and notably extended to the south of the site's significant tree-belt in the area surrounding the WWII Memorial and to the south of Geddington Road. The Officer advised that for a scheme to be successful the coverage of the scheme should be significantly reduced, and the best use of the existing and new landscaping made to mitigate the visual impacts of the proposal.

The original submission took regard of the pre-application advice by significantly reducing the coverage of the proposal. However, during the application further Officer advice resulted in the following amendments through the submission of amended/additional information and 'Supplementary Environmental Information' (SEI):

- Removal of panels in the south-west field of the site;
- Two new sections of tree belt to the south of the existing runway;
- Gapping up of hedges and trees along the sites southern existing tree belt;
- Gapping up sections of hedge along Brigstock Road towards the north east of the site –a 'double hedgerow' has been introduced;
- Removal of all panels in the north east field across from the main part of the site which houses the substation and connection equipment. Inclusion of shrub and hedge mitigation planting along the north and east side of the field within the site boundary as well as hedge / shrub planting around all the perimeter fencing of the substation building to screen the closed board fencing;
- The deer / security fencing around the site together with the substation perimeter fencing has been reduced in height from 2.4m to 2m;
- CCTV will be mounted on wooden poled forming part of the deer / security fencing rather than standalone structures
- Layout amended to avoid panels being building over WWII Pillboxes;
- Submission of a 'Land Lease' Plan to show the extent of the area of land in the applicants control for the duration of the development including an area of tree-belt;
- Additional ecological information relating to impact on Badgers;



- Archaeological Surveys including Trial Trenching and Geophysical surveys
- Additional drainage information

The applicant has made significant effort to provide amended and additional information requested by Officers and as a result the proposal presented is in a state that is broadly consistent with Officer advice.

### **Any Constraints Affecting the Site**

Outside village boundary

## **4 Consultation and Customer Impact**

**Grafton Underwood Parish Council:** Provided the following summarised comments, *'notwithstanding the advantages in terms of avoided CO2 production'*:

- Too large and too visually intrusive
- Question the effectiveness of the hedgerow to screen the development
- Question the robustness of the ES
- 44% of the project would utilise best and most versatile agricultural land – which is inappropriate
- Easily visible from Brigstock and Geddington Road – the proposal should be reduced and provide adequate screening
- The submission did not consider flooding impacts
- The old runway conifer tree-belt should be retained as an existing mature screen – there is fear that this is reaching its maturity for felling. An effective mechanism for retaining this tree-belt should be found
- The proposal should have no effect of glint or glare on the village
- The submission fails to note the intention to provide a double hedge along Geddington and Brigstock Road
- Noise is not considered in the submission – even low level 'humming' can have an impact in the rural area
- No specifications of the CCTV provided
- No flood lights should be used during construction or operation
- The fencing will be extensive and unsightly
- Damage to roads caused during the construction phase should be repaired
- There should be a presumption that there will be no extensions to the proposal
- No definable benefit to the village

**OFFICER COMMENTS:** *Partially as a result of the comments of the Parish (above) the original submission was amended as described in the 'Pre-application' advice section above.*

**KBC Environmental Protection:** No objection subject to the imposition of conditions relating to unexpected contamination, control of construction working hours and approval of a noise assessment.

**Historic England (HE):** Provide the following comments:

*“Impact of the proposals*

*We commented on these proposals in our letter dated 7 October 2019. In this advice we detailed that there is a key view looking west on Geddington Road where the application site meets the road on the north and the Grade I Registered Park and Garden (PAG) meets the road on the south which has not been included. Although this view has not been provided due to their appearance and characteristics, we consider the solar panels in this area would be reflective and incongruous with the existing landscape which would cause harm to the significance that the Boughton House PAG derives from its setting. We advised that if this part of the site was omitted and the red line was taken back to north of the tree line (as it is on the eastern part of the site) in our view the proposal’s impact on the historic environment would be greatly reduced.*

*We have now received an amended site plan, drawing reference; P18\_0328\_04\_G. This shows that the red line and area of solar panels has been moved north behind the tree line and away from Geddington Road as we recommended. In our opinion this would greatly reduce the proposal’s impact on the setting of the PAG. The reflective incongruous nature of the panels would still have a degree of impact on the way the PAG is experienced as one travels around the landscape but due to existing tree lines and topography this would be minimal.*

*Legislation, Policy and Guidance*

*Our advice reflects guidance in the good practice advice notes produced by Historic England on behalf of the Historic Environment Forum in GPA 2; Managing Significance in Decision- Taking in the Historic Environment and GPA 3; The Setting of Heritage Assets.*

*The NPPF paragraph 192 encourages local authorities to sustain and enhance the significance of heritage assets consistent with their conservation and asks that they take into account the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). Paragraph 194 builds on; any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.*

*Historic England’s Position*

*The submitted amendments respond to our previous recommendation to bring the red line of the site back to north of the tree line (as it is on the eastern part of the site). We consider the resultant omission of the area to the south west that abuts Geddington Road would greatly reduce the proposal’s impact on the setting of the Grade I Registered Park and Garden of Boughton House. Your authority should consider whether the remaining less than substantial harm to the setting the PAG would be justified or outweighed by the arising public benefits of these proposals in accordance with paragraphs 194 and 196 of the NPPF.*

**Recommendation**

*Historic England has no objection to the application on heritage grounds.*

*We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 194 and 196 of the NPPF.”*

**The Gardens Trust:** Say that they ‘do not wish to comment on the proposal’.

**NCC – Archaeology:** No objection subject to the imposition of a condition requiring approval of an archaeological programme of works.

**NCC – Local Highway Authority (LHA):** Provide the following summarised comments:

- The site is accessed by low class roads with amenity weight limits and villages
- The application will see large amounts of traffic, mostly HGV’s during the construction and decommission phases and less traffic when operational
- A Transport Assessment is required as well as a Construction Transport Management Plan to ensure that the local infrastructure is protected as much as possible
- The site access must conform to Highway Standards and Northamptonshire Highway Development Strategy (2013)
- The edge of the highway should be clarified

**NCC – Public Rights of Way Officer:** Confirm that ‘no public rights of way are affected’

**NCC – Ecology:** Provide the following summarised comments:

- The ecology surveys accurately set out the likely limited impacts of the proposal
- The Biodiversity Management Plan (BMP) is comprehensive and should be conditioned
- The Reasonable Avoidance Measures (RAMS) for reptiles and dormice should either be provided in a Construction Environmental Management Plan or as part of a BMP by condition
- A great crested newt licence will be required

**Natural England (NE):** No objection stated, adding that ‘...the proposed development will not have significant impacts on statutorily protected nature conservation sites or landscapes.’

**Northamptonshire Badger Group:** Concerned that there is record of badgers on the site and request a ‘Full Badger Survey’ to be undertaken.

OFFICER COMMENTS: Further information was provided to deal with the Badger Group comments, however no revised comments were provided

**Environment Agency (EA):** State ‘no objection’

**NCC – Lead Local Flood Authority (LLFA):** No objection subject to the imposition of a condition requiring approval of a drainage ‘Verification Report’

**Campaign to Protect Rural England (CPRE):** Provide the following summarised comments:

- Limited visibility of the scheme within the landscape
- No visibility from valued or sensitive landscapes, PROW or settlements
- Occasional limited views from passing roads
- The use of Best and Most Versatile (BMV) Land should be avoided – 20ha of the site is BMV Land with a further 9ha not assessed – the proposal should be refused for this reason

**Northamptonshire Police – Crime Prevention Design Advisor:** State ‘no objection’

**Ministry of Housing, Communities and Local Government – Planning Case Work Unit:** State ‘no comments’

**Neighbours:** Six third party representations received from residents of Grafton Underwood; including five objections; summarised grounds:

- The size of the proposal is not in-keeping with its rural environment near to a conservation area and village and will be a blot on the landscape
- The screening proposed is optimistic with the proposal visible my passers-by
- Considerable risk of glint and glare
- The proposal uses BMV Land – which is inappropriate
- Impacts of construction and maintenance vehicles to the village
- The harm caused by the proposal is not outweighed by its benefits especially as solar farming is inefficient
- Impact on wildlife
- Flood risk
- Other sites are available (example of a site Sandy in Beds given adjacent to the railway)
- The screen trees on the site should be retained
- Any extension of the development in the future should be precluded
- WWII remains on site should be preserved as part of the site’s historic heritage
- Cumulative impact with other solar farms – including one being considered by East Northants approximately 2m to the north of this site
- Question the capability of the CCTV
  
- Noise impacts – an independent survey was provided by an objector carried out by a noise consultant.

One letter of support received stating the benefits of the proposal to carbon reduction commitments and the effective screening of the proposal by trees.

## 5 Planning Policy

### **National Planning Policy Framework (NPPF):**

2. Achieving sustainable development
6. Building a strong, competitive economy
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

### **National Planning Practice Guidance:**

Renewable and low carbon energy

### **Development Plan Policies**

#### **North Northamptonshire Joint Core Strategy (JCS):**

1. Presumption in favour of sustainable development
  2. Historic Environment
  3. Landscape character
  4. Biodiversity and geodiversity
  5. Water environment, resources and flood risk management
  6. Development on brownfield land and land affected by contamination
  8. Place shaping
  11. The network of urban and rural areas
  22. Delivering economic prosperity
  25. Rural economic development and diversification
26. Renewable and low carbon energy – this policy is of the most relevance, will be discussed throughout the assessment and is copied below:

**Proposals for sensitively located renewable and low carbon energy generation will be supported where it can be demonstrated that the proposal meets all of the following criteria:**

- a) **The landscape impact of the development is minimised and mitigated against;**
- b) **The development links to a specific demand through a decentralised energy network or where this is not possible, the necessary infrastructure is provided to supply power to the National Grid;**
- c) **The siting of development avoids harm to the significance of a heritage asset and its setting in accordance with the provisions of the NPPF;**
- d) **The siting of development does not significantly adversely affect the amenity of existing, or proposed, residential dwellings and/or businesses, either in isolation**

- or cumulatively, by reason of noise, odour intrusion, dust, traffic generation, visual impact or shadow flicker;
- e) The development does not result in an adverse impact on the capacity and safety of the highways network and of public rights of way;
- f) The development includes a managed programme of measures to mitigate against any adverse impacts on the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure;
- g) The development does not create a significant adverse cumulative noise or visual impact when considered in conjunction with other developments planned within North Northamptonshire and adjoining local authority areas;
- h) The development retains and enhances on-site biodiversity and supports the enlargement of, and/or connection to, existing biodiversity assets such as wildlife corridors, where possible;
- i) Proposals for Solar Photovoltaic farms avoid the best and most versatile agricultural land.

**Saved Policies in the Local Plan for Kettering Borough**

7- Environment: Protection of the open countryside

**Emerging Local Plan Part 2:** Due to be adopted late 2020. No sites were allocated for renewable energy development.

**Other Documents:**

Northamptonshire Climate Change Strategy 2017 – 2020

Climate Change Emergency Report Agreed at the North Northamptonshire Joint Planning Committee – 23<sup>rd</sup> October 2019

**6 Financial/Resource Implications**

None

**7 Climate Change Implications**

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprising the North Northamptonshire Joint Core Strategy, Local Plan and Kettering Town Centre Action Plan makes clear the importance of climate change and seeks to create more sustainable places that are naturally resilient to future climate change. This will be further amplified by the emerging Site Specific Part 2 Local Plan once adopted which is being prepared within this context. Policies contained within the Part 2 Local Plan will help contribute towards a reduction in greenhouse gas emissions and will secure that the development and use of land contributes to the mitigation of, and adaption to, climate change.

## **8 Planning Considerations**

The key issues for consideration in this application are: -

1. The principle of the development
2. Impact on character and appearance
3. Impact on heritage assets
4. Impact on residential amenity
5. Impacts of glint and glare
6. Impact on highway safety
7. Impact on flooding and drainage
8. Impact on ecology and biodiversity
9. Impact on best and most versatile (BMV) agricultural land
10. Crime implications
11. Community benefits
12. Planning balance

### 1. The principle of the development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

Looking at national guidance first; NPPF chapter 14 (Meeting the challenge of climate change, flooding and coastal chance) advises that local planning authorities should support the delivery of renewable and low carbon energy towards a move to a low carbon future. Chapter 14 of the NPPF (para. 154) also goes on to say that local planning authorities should '*...not require applicants to demonstrate the overall need for renewable or low carbon energy...*'.

The national support for renewable energy is qualified, in the NPPF, by seeking to ensure that such development does not have a significant adverse effect on the natural environment, landscape character, cultural heritage and residential amenity and well-being where Development Plan policies are in place to ensure satisfactory development can take place without demonstrable harm. Support for renewable energy schemes must therefore be balanced between giving appropriate weight to the national interest and need, versus any local impacts and objections.

The national Planning Practice Guidance (nPPG) gives specific guidance on a range of renewable energy developments. This includes the provision of large-scale ground-mounted solar farms provided that such installations are sensitively located. It confirms that the need for renewable energy does not automatically override environmental protections and that the planning concerns of local communities should be given proper weight. The nPPG, in a Written Ministerial Statement (WMS) also advises that solar development should avoid the use of the best and most versatile (BMV) agricultural land.

Turning to the Development Plan; there are no specific saved policies relating to renewable energy in the Saved Local Plan.

The JCS however reflects government direction on the issue and recognises the significant contribution renewable energy schemes can make toward sustainable development aims. Policy 11 of the JCS, which discusses the strategic approach to development and its location, seeks to severely restrict development in the open countryside. One of its exceptions, discussed at its point (d) allows for renewable energy development providing it meets the requirements of Policy 26. It is this Policy that the proposal will principally be measured against in the following sections and in the event that it fails to accord with all its criteria then it could be deemed to be unacceptable by virtue of it being unwarranted development in the open countryside. However, for the purposes of establishing the basic principle of development the proposal is supported by Policy 26 of the JCS as an acceptable exception for development in the countryside. The basic tenet of development is thereby acceptable.

In addition, and as the proposal would connect to the local electricity grid specific Policy criteria 26(b) is satisfied.

## 2. Impact on character and appearance

Policy 26 (a) of the JCS seeks development to minimise and mitigate its impact in the landscape. In addition, JCS Policy 3 states that development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area which it would affect. Policy 8 (d) is also relevant and seeks development to respond to its immediate and wider context and local character.

The site measures approximately 68.8ha. The northern parcel of the site extends to the east of Brigstock Road up to the northern edge of Grafton Park Wood and in the original submission was intended to include solar arrays spread across the host field whilst also providing connection to the grid, substation and compound. Following amendments, the solar arrays were omitted from this field leaving the grid connection, substation and compound to the north-eastern part of the field approximately 150m to the east of Brigstock Road. The proposal also occupies two fields to the immediate west of Brigstock Road and to the south of Old Head Wood and comprises rows of panels and inverters.

The bulk of the panels and their associated infrastructure are contained within five arable fields of varying sizes to the south and east of Old Head Wood and between other extents of woodland with the southern edge enclosed by an established coniferous tree belt. A field, which was proposed to also include solar panels, in the



original submission, to the south of the tree-belt and to the immediate north of Geddington Road no longer includes the provision of panels.

The Northamptonshire Landscape Character Assessment defines the site as forming part of the Wooded Clay Plateau Landscape Character Types (LCT). Some of the key characteristics include; woodlands of high scenic and nature conservation value (such as ancient woodlands), arable fields with low hedges and intermittent hedgerow trees and mature landscaped parks and gardens which add to the wooded character of the landscape. Generally, it has a deeply rural quality despite proximity of large urban areas and there are many areas where you can gain long distance views and a sense of exposure and openness. This is the case for areas around Grafton Underwood; even though many areas are enclosed by hedgerows and trees, there are still openings in the vegetation that allow open views of the countryside and designed parkland features that are important characteristics of this LCT.

The site contributes to the special rural qualities that define the rural areas of Kettering Borough predominately comprising gently undulating rural landscape with small rises and falls in land levels of no more than 7m. The site also provides setting to the rural estate village of Grafton Underwood. Whilst the site is close to two intersecting roads; these are minor rural roads in appearance and function and do not influence the noticeably tranquil rurality of the site. Its past activities as an air base, whilst discernible in places have been allowed to meld with the landscape.

To deal with the visual implications of the proposal the application was accompanied by a Landscape and Visual Impact Assessment (LVIA). This LVIA was undertaken with regard to best practice and established methodology. The LVIA approach included referencing environmental and landscape designation and character Plans to determine the sensitivity of the landscape and identification of the potential visual receptors and viewpoints (in agreement with Officers). From there the visual effects of the proposal are identified and the magnitude of change and its significance evaluated.

The LVIA drew the following summarised conclusions:

- The site does not lie in designated landscape and includes frequently occurring woodland and hedgerow with subtle changes in topography which combine to limit view of the proposal
- Limited significant residual views of the proposal from Brigstock and Geddington Road.
- \*During the first year of operation significant Major effects would be experienced by road users of Geddington Road and Brigstock Road – reducing to moderate to minor by year 5
- On balance the development could be successfully accommodated within the site and surrounding landscape

\*These impacts were assessed regarding the original submission and thereby prior to the omission of solar arrays to the site's southern field immediately to the north of Geddington Road and the field to the east of Brigstock Road and prior to the provision of additional screen planting to some of the site's edges. As a result, any discussed magnitude of impact in the LVIA will be lessened to an order approaching moderate to minor adverse. The 'on balance' view therefore of the LVIA's

conclusions shall therefore be less balanced and more favourable toward the proposal.

The findings of the LVIA are reasonable and convincing and whilst the site itself will undergo significant change that must be considered harmful the established woodland within and to the edges of the site provide significant screening and 'breaking-up' opportunities which minimises impacts, particularly within the wider landscape. In addition, any gaps in the southern tree-belt and to sections of poorly maintained sections of hedgerow to the eastern side of Brigstock Road will be dealt with through additional planting to provide further mitigation. After five years of operation (and growth) the proposal will result in limited harm to some specific and localised viewpoints close to the edge of the site. The gentle (near flat) undulation of the site and the surrounding area also means that any long views of the proposal within the landscape is minimal to zero. There is little prospect of the proposal being visible from PROW once the proposal is established.

Key to the successful integration of the proposal within the landscape, and as mentioned by third party opposers, is the retention of the established tree-belt which encloses the southern edge of the site and screens views of the development from that direction. This tree-belt is coniferous and therefore offers year-round plant screening. The Estate is involved in commercial felling and therefore the felling of this tree-belt could occur at some point without the necessary constraints being in place to safeguard it. To deal with this matter the applicant has effectively increased the extent of their 'red-line' ownership boundary to include the tree-belt and have provided the proof of the land lease agreement to show that they are in control of the tree-belt for the life-time of the development. As such and subject to an appropriate safeguarding condition being applied the screening tree-belt will provide the instant and long-term screening opportunity to ensure that much of the visual impacts of the proposal are mitigated against as experienced from surrounding land. The CPRE are generally comfortable with the visual impacts of the proposal on the landscape.

Safeguarding conditions shall also be applied to existing hedgerow adjacent to the proposal along Brigstock Road. The proposed full details of 'doubling-up' of that highway edge hedgerow, the filling of any gaps in the southern tree-belt and any other planting shall be required by condition. Furthermore the opportunity has been taken through amendments to reduce the height of the boundary deer fencing and the visual impacts of the CCTV so that they integrate with the fencing rather than being standalone structures – full details of these items, the solar arrays, the inverters and the substation and compound components shall be required by condition.

In terms of cumulative impacts; this was also considered in the LVIA and considered other renewable energy installations including solar and windfarms; notably including Burton Wold wind farm. The LVIA considered that due to the lack of inter-visibility and distances from these existing developments and secured planning approvals that there would be no significant cumulative impacts. There is agreement with this conclusion. In addition, and as mentioned by a third-party objector, a similarly sized solar installation is currently being considered by East Northamptonshire Council under its reference 20/00207/FUL and was submitted early this year after this application was submitted. The location of the neighbouring authority proposal is approximately 2km due north of the immediate proposal to the north of Old Head Wood. Given however

that the East Northamptonshire proposal does not currently have planning permission and that this proposal is more progressed through the planning system then there is currently no cumulative impacts to consider and it would be for the neighbouring authority to consider any impacts in this regard in the event that this immediate application gains approval. The proposal therefore is consistent with Policy 26(g) that seeks to protect against adverse cumulative visual impacts.

Whilst a degree of visual harm must be apportioned to the rural visual amenity of the site and some limited surrounding and nearby views, particularly during its first five years, this harm, when assessed as a whole, is limited. The benign and low-profile nature of the majority of the proposal's component parts and the retention of ground vegetation around the panels is also a factor when apportioning the level of harm and has a reducing affect. Whilst the proposal would be temporary – 30 years – this is a significant period where the harm would be endured. This is harm that shall be weighed in the balance. Nevertheless, the temporary and reversible nature of the proposal (which shall be ensured via condition) is a factor in favour of the proposal. Issues relating to 'glint and glare' are considered in a later dedicated section.

It is considered that as a result of with the discussed safeguarding conditions being in place, the proposal is consistent with the key JCS policy 26(a)g) which looks to minimise and mitigate against landscape impacts and is approaching the 'zero' zone of visual influence mentioned in the nPPG. The proposal therefore also broadly satisfies the requirements of Policy 3 and 8(d) of the JCS.

### 3. Impact on heritage assets

As the site is located within the notional setting of Listed Buildings (given its scale); including the Grade II Listed Buildings at 20,21 and 22 Grafton Underwood beyond the site's south-eastern boundary, the Old Rectory, the Grade I Church of St James, Boughton House and its associated Park and Garden the proposal falls to be considered under Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of Local Planning Authorities (when considering whether to grant planning permission for development which affects a listed building or its setting) to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

In addition given that the site is located within the setting of Grafton Underwood's Conservation Area it also falls to be considered under Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Policy 26(c) and 2 of the JCS look to avoid harm to heritage assets with the former pointing to the provisions laid out in the NPPF and its chapter 16 which seeks to conserve and enhance the historic environment.

The development could also impact the former USAAF airfield site. This non-designated heritage asset is important to the history of the landscape and local community, referenced in Northamptonshire County Council's interactive map as a Historic Environment Asset (Monument UID: MNN14425), celebrated in the Church of

St James, Grafton Underwood through its stained glass window (1983), and commemorated by the modern monument to the south of the site on Geddington Road which heralds the notable 'firsts' that took place on the Grafton Underwood base and its significance during World War II. The remains are predominantly located outside of the proposed development site, off Brigstock Road, however associated buildings including a notable air raid shelter with original blast walls were observed within the boundary, and the runway is evident located centrally within the proposed site.

To deal with this matter the application was supported by a 'Archaeology and Cultural Heritage Assessment' chapter in the Environmental Statement (ES). To respond to initial Historic England concerns, with relation to the inter-visibility of the development of the southernmost field to the Grade I Historic Park and Garden, the solar arrays were omitted from this field. As a result of this omission Historic England has no objection to the proposal, although maintain that the proposal would still result in less than substantial harm to the wider setting of the Historic Park and Garden, which should be considered.

In addition, and with respect to the airfield as a non-designated heritage asset, alterations to the micro-layout of the solar arrays has sought to retain the site's WWII pillboxes in situ. The proposal also maintains the tranquillity of the area surrounding the monument and respects the run-way layout, by utilising the existing field boundaries and woodland strips to retain the legibility of the runway and its former use as an airfield.

Further additions to the original submission, provided in the Supplementary Environmental Information (SEI), sought to deal with initial concerns highlighted by NCC – Archaeology based on lack of surveys. The SEI detailed the results of geophysical surveys and trial trenching. The results of the surveys were accepted by NCC Archaeology subject to the imposition of a standard programme of works condition to deal with any archaeological remains that may be unearthed during construction.

The SEI considered that due to the proposals screening mitigation measures (discussed in the preceding section) and the lack of inter-visibility with Listed Buildings and Grafton Underwood Conservation Area (480m to the south) and as a result of the surveys carried out, that the proposal would be acceptable in respect of cultural heritage.

There is some disagreement with the ultimate findings of the ES in this respect, particularly the failure to apportion any harm to the wider setting of the Park and Garden. This harm, however, is less than substantial and toward the lower end of that definition of harm. Where such harm exists JCS Policy 26(c) through the cited NPPF provisions allows for the consideration of public benefits to outweigh harm as stated at NPPF paragraph 196. Whilst this matter will be considered as part of the planning balance, in isolation the public benefits associated with the provision of a 38MW renewable energy installation are considered to outweigh the identified harm, especially when considering temporary and reversible nature of the proposal.

As a result, the proposal is consistent with JCS Policy 26(c), NPPF guidance in this respect and the Acts. Whilst, the proposal cannot be said to comply with JCS Policy 2,

this is because that Policy fails to have regard to the public benefit tests laid out in the NPPF and therefore is not wholly compliant with the Framework, unlike specific JCS Policy 26. The proposal is therefore acceptable in this regard.

#### 4. Impact on residential amenity

Policy 26(d) and 8(e) of the JCS consistent with paragraph 127(f) of the NPPF says development should not have an adverse impact on residential amenity.

In terms of impacts relating to the built form of the proposal; given the low profiled and benign nature of the development together with the existing retained tree-belt and a distance of nearly 500m to the closest dwelling in Grafton Underwood, the proposal would not have any adverse impacts to residential light, privacy or outlook or impacts arising from odour. It may be possible that the proposal would be visible from the upper floor windows of a small number of dwellings to the northern extent of Grafton Underwood, however these would consist of broken long-distance views and would not have an adverse impact on residential amenity. Loss of view is not a planning consideration.

Turning to noise; whilst the application was not accompanied by a noise survey it is Officers experience that it is unusual for detrimental noise nuisances to exist more than 150m of an inverter. As mentioned, given that the proposal is nearly 500m to the nearest residential receptor the development will not have adverse impacts to residential amenity arising from operational noise nuisance.

Notwithstanding that view; an objector on this matter commissioned and provided a copy of an 'Environmental Noise Survey' carried out by a noise consultancy company in accordance with relevant British Standards and therefore is a robust piece of evidence that should be considered with weight. The survey was taken from a residential garden an Appletree Cottage in Grafton Underwood approximately 500m from the proposal. The survey showed that the lowest current background noise levels are low (reflecting its rural surroundings) with the lowest daytime background noise recorded at 29dBa and at night 27dBa. Average day time background noise is recorded as being 35dBa and 29dBa at night-time. (dBa) is the abbreviation of A-weighted decibels and is an expression of the relative loudness of sounds in air as perceived by the human ear; for instance; the sound of rustling leaves or a soft whisper is 30dBa and average home noise is 40dBa.) The background levels recorded on the edge of Grafton Underwood therefore are toward the lower end of sound recording spectrum. The objectors noise information provided estimates that noise levels experienced 500m from the proposal would be 35dBa. As such this is consistent with existing average background noise levels during the day and would be experienced at a time when people are getting on with their day-to-day activities. The proposal therefore would not have any significant impacts on existing noise day-time levels.

It would thereby be the case that the estimated 35dBa noise levels would exceed average night-time noise levels (29dBa), however this noise level is comparable to many of the medium-to-peak noise levels experienced at night time and therefore is not at such a level where it is significantly above existing levels; falling between rustling trees and normal domestic noise. The proposal therefore is unlikely to cause adverse impact to residential amenity as a result of noise disturbance.

It is acknowledged however, that the type of noise associated with the proposal would be different from existing background noises and would be continuous; in the same way that traffic from a motorway is experienced at distance. This change in the tonal character of the noise, not necessary its volume, would constitute a change and a change that could be experienced by some residents at Grafton Underwood especially if outside or during the summertime inside houses when windows are open. For that reason and to ensure that the proposal is less than the 35dBa estimated in the objector information a condition (12) shall be imposed requiring submission and approval of a noise assessment prior to commencement. To accompany the noise assessment condition the following note shall be attached to the decision stipulating the following requirements of the noise assessment; *'The applicant should be aware that the Local Planning Authority requires the noise from any external plant in a noise sensitive location to be a minimum of 5dB(A) below the existing background level of noise, with no significant tonal characteristics. This is to ensure that there is no impact on residential amenity and reduces the likelihood of a cumulative increase in background noise from all developments in the area.'* There is no reason to suppose that the proposal cannot meet the requirements of the condition even if additional mitigation measures are required to the apparatus, or/and repositioning of its noise emitting equipment is required or 'worse-case' a reduction in extent of the proposal within its boundary so that it is further away from receptors is necessary. With that condition in place therefore there is considered to be sufficient safeguards, especially where the noise implications are so low and experienced at nearly 500m distance from the proposal, to ensure that the development does not harm residential amenity or have significantly harmful effects on the surrounding tranquil nature of the rural area or the peaceful village conservation area.

In addition and having considered the objectors comments and noise survey provided (which shall be held on record when coming to discharge the condition), the Council's Environmental Protection Department has no concerns in this respect, subject to the imposition of the condition discussed.

Noise, dust and traffic generation disturbances during construction is an inevitable side effect of any development and would not be a reason for refusal as it is envisaged that construction would take only four months with decommissioning taking the same time. This is a small amount of time of the 30year lifespan of the development. However, to limit construction and decommissioning disturbances a condition shall be applied requiring details of the construction routing and timings together with a condition restricting construction hours. It is currently envisaged that construction routes will avoid Grafton Underwood, Geddington and Brigstock – see the section relating to Highway Safety below for a plan of the construction route. There would be no cumulative impacts and therefore the proposal is consistent with Policy 26(g) that seeks to protect against adverse cumulative noise impacts.

Consequently, the proposal together with imposition of the mentioned safeguarding conditions complies with Policy 26(d)g) and 8(e) of the JCS and the relevant parts of the NPPF that deal with impact on land users.

## 5. Impacts of glint and glare

This matter is not explicitly mentioned in Policy 26 of the JCS. The issue of glint and glare, however, appears in the nPPG as a key consideration where ground mounted solar schemes are being considered and its consideration as part of a landscape assessment.

To deal with this specific matter chapter (11) has been dedicated to it in the ES and includes an assessment of the potential for glint and glare effects of the proposal in its vicinity and therefore considers residential amenity implications and effects on the landscape and the highway. The basic principle of the effect relates to the reflection of the sun from solar panels occurs as either diffuse reflection where the light is reflected at many angles (scattered), or, as specular reflection where the light is reflected at a single angle.

Solar Panels work by allowing particles of light (photons) to strike atoms within the panel, releasing electrons and creating a flow of electricity. Solar Panels are therefore designed to capture as much light as possible, maximising their efficiency. To achieve this, they are designed to minimise the amount of light which is reflected from the panel surface. The panel surface comprises glass which is used to encapsulate and protect the solar cells. The glass used is special glass with a low iron content which increases the amount of light which passes through it (transmitted to the solar cells). The amount of glint and glare possible is therefore reduced from the offset by the requirements of the technology.

The 'Glint and Glare Assessment' provided revealed that maximum exposure to possible glint and glare (assuming sunny overhead conditions) could be a maximum of 16 minutes per day over the years 96 longest days from a viewpoint to the south on Geddington Road. However, the field where this view is adjacent has had its panels omitted through amendments and therefore this potential receptor point on the Geddington Road will no longer experience that maximum 16 minutes of exposure. As such the maximum amount of exposure from viewpoints is 2-3 minutes per day over the 94 longest days.

In terms of residential receptor points; the maximum potential exposure time over a period of the 65 longest days would be for 1 minute each day between the hours of 5.54am and 6.11am assuming sunny overhead conditions. Similar potential exposure times apply to the one footpath viewpoint and the road receptor points are shown.

As a result of these Assessment findings the ES concluded in this regard that; "*Existing screening by vegetation and topography will eliminate glint effects at the majority of the receptor points analysed. Potential residual glint effects on residential properties, roads, public rights of way, cultural heritage receptors and selected viewpoints are not considered to be significant and therefore no additional mitigation measures are recommended or required.*"

The limited exposure time is due to existing vegetation and topography with the provision of the additional planting likely to reduce possible points of exposure to glint and glare of practically zero. Such low levels of potential impacts are not significant. As such and with no evidences provided that would sustain a different view the proposal is acceptable in this regard.

## 6. Impact on highway safety

Policy 26(e) and 8(b) of the JCS, consistent with Chapter 9 of the NPPF seeks development to maintain highway safety including Public Rights of Way (PROW).

With regard PROW, the closest (GM10) is approximately 800m to the south of the site and therefore will not receive direct impact from the proposal. Whilst there appear to be permissive footpath routes that exist in and around the site these have no statutory right of access and can be closed at any time by the landowner. The construction route will cross over the mentioned PROW. Access to this route will be retained and managed throughout construction.

To deal with the matter of highway safety to the local road network the ES included a 'Transport and Access' section which included the provision of a Transport Statement (TS). Solar farm installations, once operational, do not give rise to significant traffic movements (up to 20 vehicle visits a year) and therefore any highway safety issues relate to the four-month period covering construction and the four-month period covering decommissioning of the development.

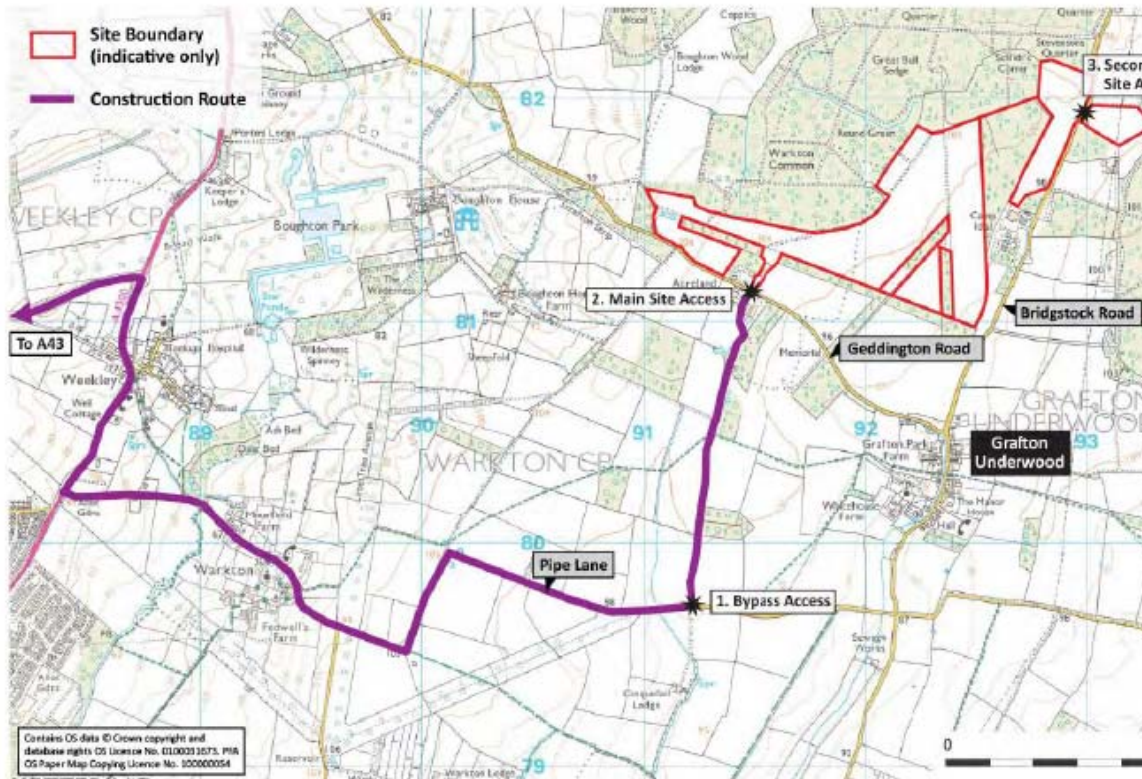
The estimated (worst case) delivery of materials, components and construction plant over the four-month period is summarised in the below table:

<b>Type</b>	<b>Number:</b>
Site compound and security fencing	80 deliveries
Landscaping materials and machinery	15 deliveries
Cabling, site welfare and office	20 deliveries
Inverters, transformers and internal access tracks	7 deliveries
Solar panels, panel support frames and other materials	353 deliveries
Removal of site compound, welfare and machinery	45 deliveries
Testing, commissioning and Sub Station Compound	10 deliveries
<b>Total:</b>	530 deliveries

The above figure includes 8 HGV deliveries per day between 08:00 and 18:00 Monday to Friday and 08:00 and 13:00 on Saturday. In addition, 10 light workforce vehicles are envisaged to travel to the site per day. The amount of movements associated with decommissioning would not exceed these amounts and will likely be less as landscaping will remain in place.

The envisaged construction route will avoid Grafton Underwood, Geddington and Brigstock and will be taken off the A43, through Weekley and along the A4300 then proceed through Warkton and along Pipe Lane before turning northward and using farm tracks to access the site access. Whilst Pipe Lane does have a 7.5t weight restriction, those restrictions do allow for access. See the proposed arrangements below:





**Figure 3: Construction Route & Site Access Locations**

**Not to scale**

The proposed access into the site is off the north of Geddington Road and is currently used by large agricultural and forestry vehicles with good visibility in either direction including a sizeable area of hardstanding adjacent to the highway and is considered to be suitable and broadly accord with the standards required by the Local Highway Authority. Traffic will not enter onto Geddington Road to turn left or right but instead cross straight over to access/egress the site via another wide (Acrefarm) farm access directly opposite. As a precautionary approach it is likely that a banksman will be required to be stationed at the access as vehicles cross Geddington Road and possibly at the Brigstock Road access to the substation compound and Pipe Lane access as recommended in the TS. This and any other finer details shall be required and approved in a Construction Traffic Management Plan condition.

The above provisions, together with other discussed factors of the proposal also ensure that the proposal complies with Policy 26(f) of the JCS which seeks to avoid the construction, operation and decommissioning of renewable energy projects having an adverse impact on the built and natural environment.

The provided Transport and Access Statement concludes that the management approach proposed would minimise the construction impacts of the development and that the long-term effect of the proposal during operation would be negligible. This conclusion has Officer agreement.

Subject to the imposition of the safeguarding conditions discussed and with no Local Highway Authority objection the proposal is considered to maintain highway safety and

convenience. The proposal therefore is consistent with Policy 26(e)f) and 8(b) of the JCS and NPPF guidance relating to highway safety. The proposal is acceptable in this regard.

#### 7. Impact on flooding and drainage

Policy 5 of the JCS, consistent with chapter 14 of the NPPF seeks to safeguard the water environment including resistance to development that would increase flood risk. Policy 26(f) also seeks renewable energy development to mitigate its impacts to the natural environment.

To deal with this matter the ES was accompanied by a 'Flood Risk and Hydrology' chapter (which included a flood risk assessment) and was supplemented by further drainage information in the SEI, with the latter information provided as a result of initial comments received from the Lead Local Flood Authority. The site is located wholly within Flood Zone 1 – which is an area defined as the least prone to flood risk and much of the site would retain a permeable surface.

The information provided made the following summarised conclusions:

- Proposed measures, including the provisions of water intercepting swales would contribute to reducing overland runoff rates from the site and would be 'betterment' to the existing arrangements.
- The drainage strategy would ensure that the development would have a negligible impact on site drainage and surface water arising from the development would mimic the existing situation

The Environment Agency has no objection to the proposal. In addition, the Lead Local Flood Authority have no objection subject to the imposition of a condition requiring approval of a drainage 'Verification Report'. As such and with no reason to come to a different conclusion, the proposal would not result in an increased flood risk consistent with JCS Policy 5 and 26(f) and relevant provisions of the NPPF. The application is therefore acceptable in this regard.

#### 8. Impact on ecology and biodiversity

Paragraph 99 of Circular 06/05 states that: *it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.* Likewise section 40 of the Natural Environment and Rural Communities Act 2006 (NERC 2006) states that: *every public authority must in exercising its functions, have regard ... to the purpose of conserving (including restoring / enhancing) biodiversity.*

Policy 4 and 26(h), consistent with chapter 15 of the NPPF, seeks development to retain and enhance biodiversity. Policy 26(f) of the JCS also looks to resist renewable energy projects having an adverse impact on the natural environment.

This issue is considered in the ES chapter 5 (Ecology) and was supplemented by specific Badger related information in the SEI following concerns of the Northamptonshire Badger Group and in ES chapter 7 (Arboriculture Assessment). The information provided also included an Extended Phase I Habitat survey, preliminary

bat roost and great crested newt assessment and surveys and discusses the opportunities for biodiversity enhancement.

The development will take place over nearly 60ha of predominately agricultural arable farmland which is habitat of low ecological value arising as a result of agricultural land management practices. The field margins however, including hedgerow and surrounding woodland are more suited habitat for biodiversity.

The information provided concludes that the proposal will have 'negligible' impact on biodiversity and will provide a series of mitigation measures and enhancements including, amongst other things, the provision of species-diverse grassland, retention of the site's most habitat rich areas, pollution control measures and the provision of various types of species boxes. Any impacts to badgers as a result of the proposal would be limited to its foraging areas and as such any impacts can be dealt with through the provision of pre-commencement survey work.

The County Ecologist agrees with the findings of the submitted assessments and notably its intended approach toward dealing with potential badger impacts. Natural England have no objection to the proposal. As the Northampton Badger Group have failed to respond to the additional SEI provided their concerns must stay on record, however the Council's retained Ecology Advisor at NCC has no concerns in this respect, subject to the relevant surveys being carried out.

In order to ensure that the proposal is carried out in accordance with the principles set out in the submitted biodiversity information a condition shall be applied to ensure that the proposal is carried out in accordance with the submitted details. In addition, a detailed Biodiversity Management Plan shall be required by condition together with a Construction Environmental Management Plan, which shall include the Badger survey together with the provision matters relating to newts as recommended by the County Ecologist.

As such and subject to imposition of the discussed conditions the proposal would maintain and enhance biodiversity consistent with Policy 4 and 26(f)h) of the JCS and relevant NPPF guidance and Acts. The proposal is thereby acceptable in this respect.

#### 9. Impact on best and most versatile (BMV) agricultural land

Policy 26(i) of the JCS and the last criteria remaining to be satisfied of the JCS's renewable energy Policy looks for proposals to avoid best and most versatile (BMV) agricultural land. This approach is consistent with paragraph 170(b) of the NPPF and national Planning Practice Guidance (nPPG). BMV is defined in Annex 2 of the NPPF as land in Grades 1, 2 and 3a of the Agricultural Land Classification (ALC). Identification and consideration of BMV agricultural land is therefore necessary and the loss of BMV is a measure of the effect of proposed development.

On this matter, the proposal was accompanied by an 'Agricultural Assessment' in the ES and includes the findings of an Agricultural Land Classification (ALC) survey. The results of the survey revealed that 30.5ha of the site falls into BMV agricultural land classification 3a and therefore is described as 'Good' and therefore BMV. A further 9ha was not surveyed with the remaining percentage either non-agricultural or not BMV. As a result, approximately half the site area is BMV, if the 9ha not surveyed is BMV.

This is 'worst' case scenario that shall be adopted and follows the theme of the objectors on this point including the CPRE.

The conclusion of the Agricultural Assessment is that there is medium-term reduction in the utility of the land, including 30.5ha (39.5ha) BMV but no long-term loss. The submitted Planning Statement acknowledges conflict, with Policy 26(i) and avers that as the loss would be temporary for the timespan of the development then this is a mitigating factor in the proposal's favour. That point is appreciated but the Policy approach would take the temporary nature of the development into account and therefore by itself this is not enough justification to overcome the Policy conflict.

However; much (over 60%) of the farmland within the Kettering Borough is likely to be BMV as predicted by DEFRA and whilst half the site may be BMV it is toward the lower quality end of that classification, which whilst it does not change its consideration as BMV agricultural land is a consideration.

In that context; it is Officers opinion that given the relative size of the site its loss would not be significant to Kettering Borough's overall BMV land availability and also whilst small areas of it would be lost from arable use for the lifespan of the development it would be available for sheep grazing (for example) in and around the panels. In addition, the quality of the soil for the most part is unlikely to be adversely affected whilst the panels occupy the site and the proposal would have benefits to the farm business.

As such and whilst this is a negative impact that conflicts with Policy 26(i) of the JCS, that should count against the proposal the loss of BMV is not considered to be an overriding factor that would automatically preclude the development.

#### 10. Crime implications

National Planning Practice Guidance emphasises the need for large scale solar parks to carefully consider the need for security measures as part of the development. In this instance the use of perimeter fencing together with a security camera system is proposed. The Crime Prevention Design Officer has assessed the site's security and has no objection. As such and with no reason to take a different approach the proposal is acceptable in this regard.

#### 11. Community benefits

The provision of community benefits is not a planning consideration and does not influence whether approval is given or refused for renewable energy projects. As such the below is for information purposes.

The application was supported by a 'Statement of Community Involvement' statement which discussed the comprehensive consultation exercise that was carried out with the local community; including leaflets and exhibition. It is understood that the Parish will be provided with a community fund of £5000 per MW of the installed capacity in a one-off payment once the site becomes operational.

## 12. Planning balance

The national Planning Practice Guidance includes guidance on renewable and low carbon energy and clarifies that: *the need for renewable energy (does not) automatically override environmental protections and the planning concerns of local communities.*

Having assessed the impacts of the proposal above, it is evident that whilst the proposal is acceptable in most respects, there would be limited visual harm to the rural character of the site and its surroundings, less than substantial harm to the wider setting of a Grade I Park and Gardens and loss of BMV land. It therefore falls to consider whether this harm is outweighed by the benefits of development.

The proposal would deliver significant environmental and economic benefits in terms of providing a source of renewable energy as well as offer the opportunity for farm diversification together with a small amount of employment and biodiversity enhancement.

The application argues that the benefits in providing the proposal would out-weigh any harm especially considering the installation being temporary for a period of 30 years. This weighing exercise is acknowledged and is an important consideration when making the planning balance.

Specifically, the proposal would contribute significantly, toward meeting national targets concerning the derivation of energy from renewable sources, reducing carbon emissions and mitigating climate change. It would also contribute toward local commitments and help to increase the security and diversity of the national electricity supply. These are benefits which carry a great deal of weight in favour of the proposed development. Some limited weight to the biodiversity and drainage enhancements of the site can also be applied.

Weighing all of the relevant material considerations together, it is considered that the substantial weight of the benefits that would accrue from the proposed development would be sufficient to overcome the minor nature of the visual harm identified and temporary loss of the site's BMV agricultural land.

## Conclusion

The proposal therefore is considered to broadly comply with Development Plan policies and NPPF guidance when read as a whole and therefore is recommended for approval subject to imposition of the conditions laid out.

### **Background Papers**

Title of Document:

Date:

Contact Officer:

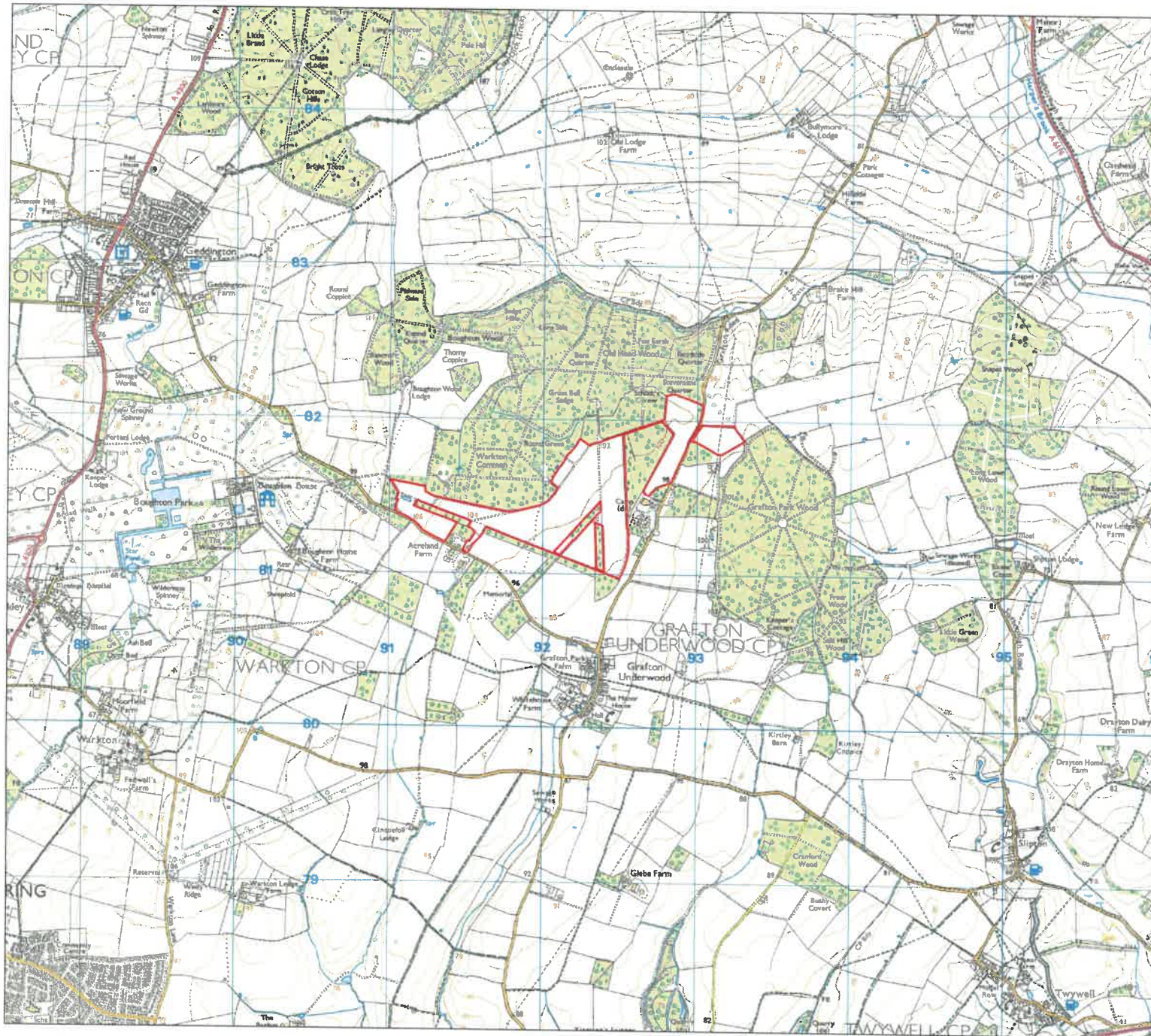
Sean Bennett, Senior Development Officer on 01536 534316

### **Previous Reports/Minutes**

Ref:

Date:

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**KEY**  
Site Boundary

**FIGURE 1.1**  
Site Location Plan

DRWG No: **P18-0328\_01** Sheet No: - REV: F  
Date: 01/05/2019  
Scale: 1:25,000 @ A3



# ORIGINAL SUBMISSION LAYOUT THAT WAS AMENDED

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**FIGURE 3.1**  
**Indicative Plan Layout**

DRWG No: **P18-0328\_04** REV: **E**  
 Date: 17/06/2019  
 Scale: 1:7500 @ A3



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29c



- KEY**
- Site Boundary
  - Existing Hedgerow/Vegetation
  - Existing Overhead Lines
  - Solar Array (48 panels)
  - Solar Array (74 panels)
  - Solar Array (64 panels) (within 50m p and s) (100m)
  - Deer Fence (2m High)
  - Working Panel Fenc. (2m High)
  - Existing Access Track
  - Proposed Access Track
  - Inverter
  - Applicant Substation and Compound
  - DNO Substation and Compound
  - Site Entrance
  - Temporary Access and Storage Compound
  - Proposed Planting Area for Dormouse Habitat Connectivity
  - Proposed Hedgerow/Shrub Planting
  - Proposed Tree Belt
  - Proposed Area for Fodder
  - CCTV Camera integrated into fencing

**Notes:**  
 1) Separation distance between panel rows is from 2m-6m.  
 2) Offsets 15m from existing vegetation!

**Revisions**

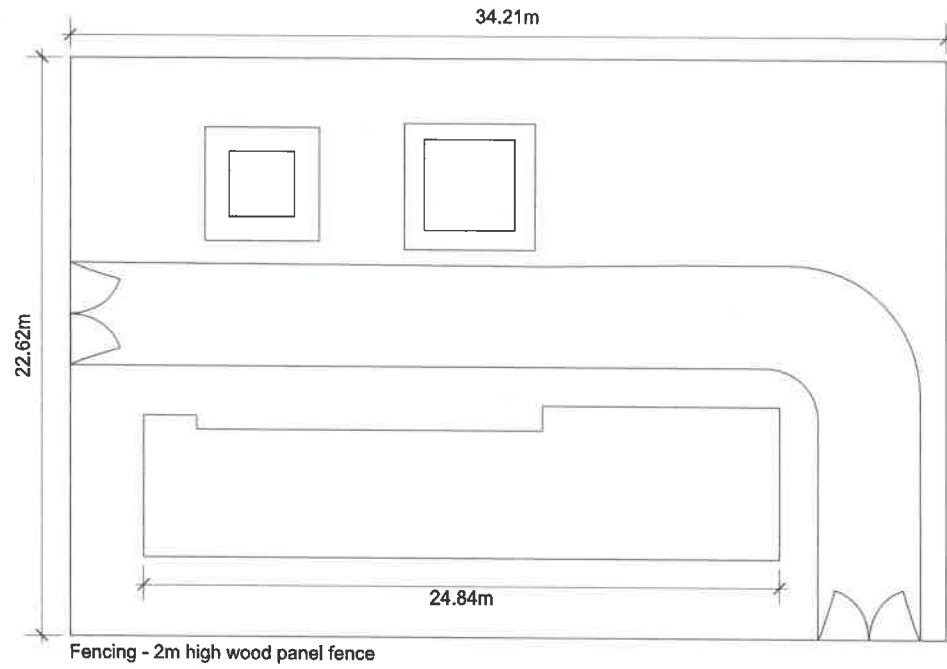
A	04/02/2019	25	Layout and boundary amendments
B	19/02/2019	26	Boundary layout and planting amended
C	02/03/2019	25	Tree layout inserted and layout amended
D	03/03/2019	25	Boundary and layout amended
E	07/03/2019	25	Substation and layout amended
F	03/03/2019	25/26	Layout amended
G	12/03/2019	25	Layout amended for David Phillips

**Site Layout**  
**Grafton Underwood Solar Park**  
**Boughton Estate**

Client: Elgin Energy EsCo Ltd  
 DRWG No: **P18-0328\_04** Sheet No.: REV: 0  
 Drawn by: JS Approved by: JH  
 Date: 24/03/2020  
 Scale: 1:2500 @ A0

**Pegasus Environment**

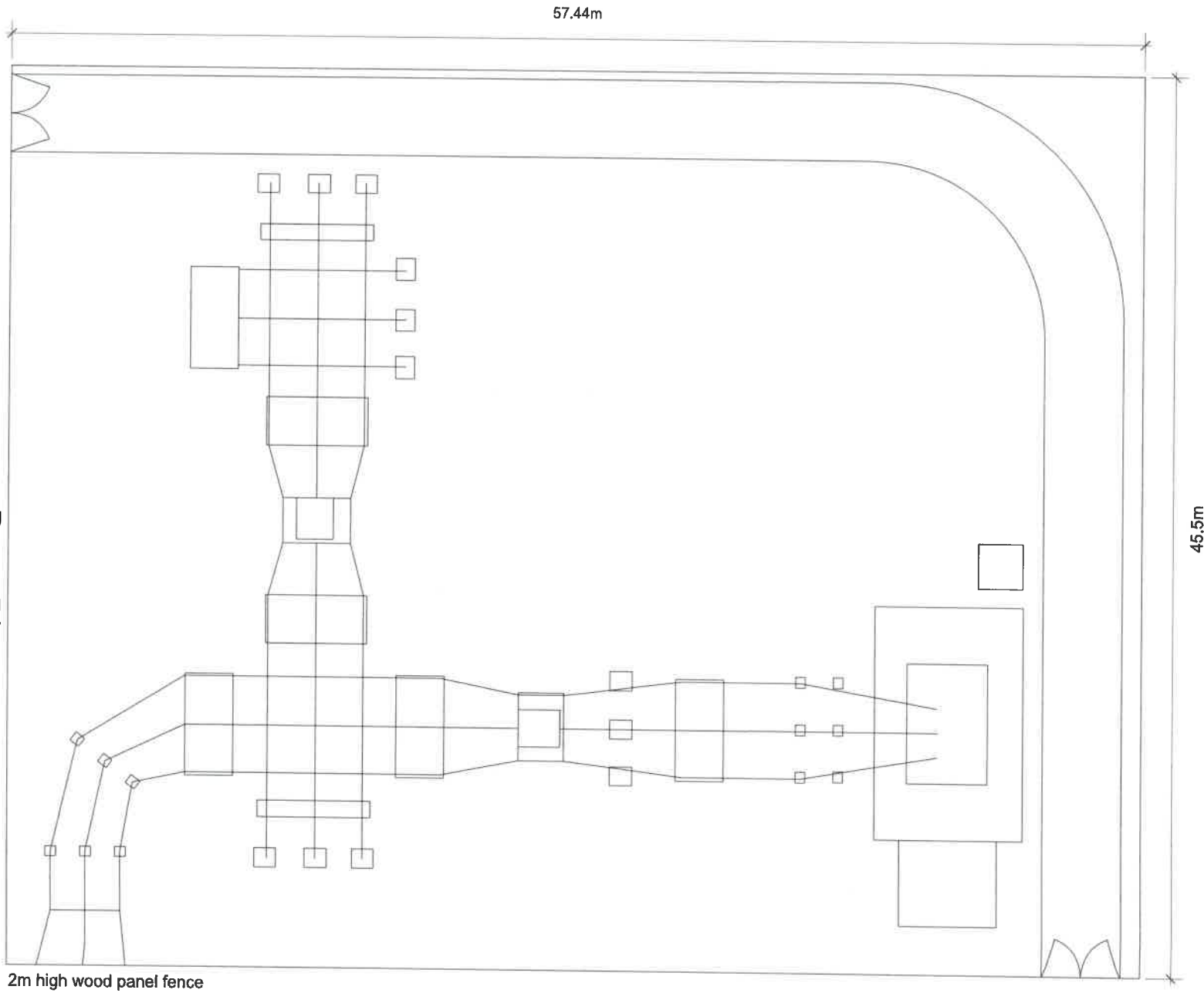




**FIGURE 3.4a**  
**Applicant Substation**  
DRWG No: **P18-0328\_12** SHEET: **3/7** REV: **B**  
Date: 30/10/2019  
Scale: 1:200 @ A3



29e  
Page 51



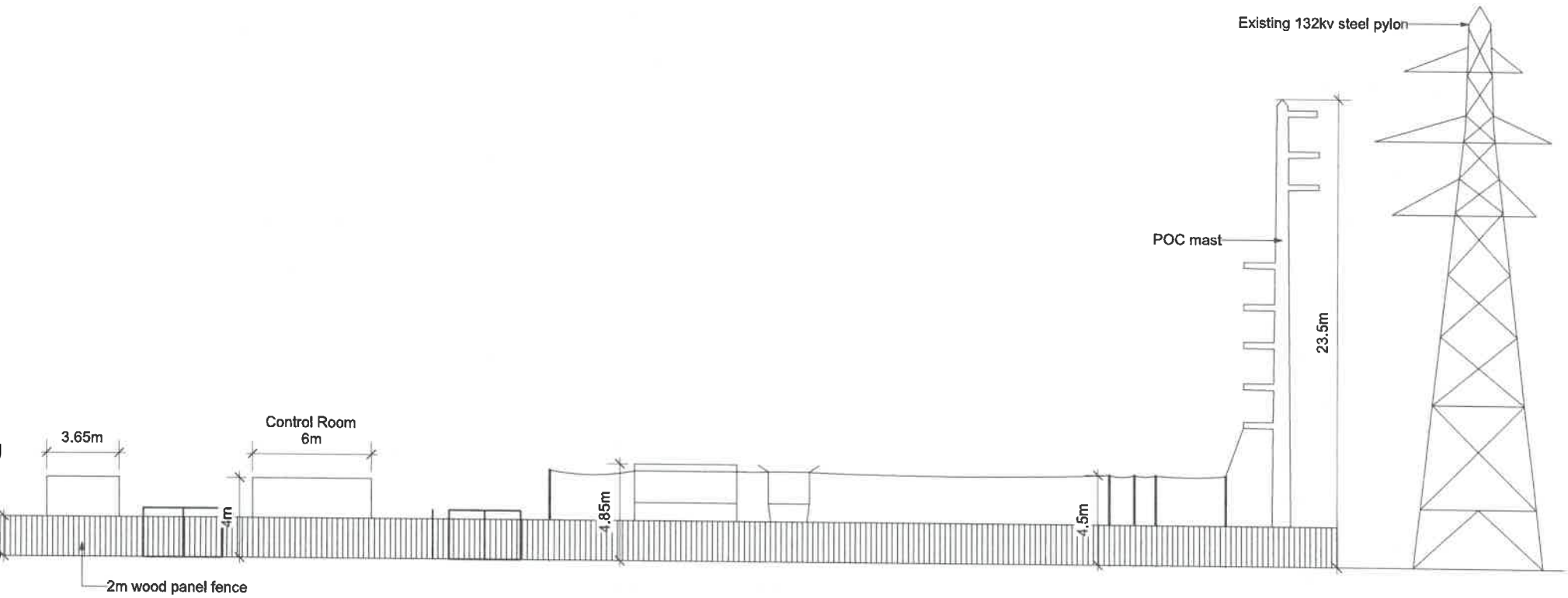
2m high wood panel fence

**FIGURE 3.5a**  
**DNO Substation**

DRWG No: **P18-0328\_12** SHEET: **4/7** REV: **B**  
Date: 30/10/2019  
Scale: 1:200 @ A3



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29f



**FIGURE 3.6a**

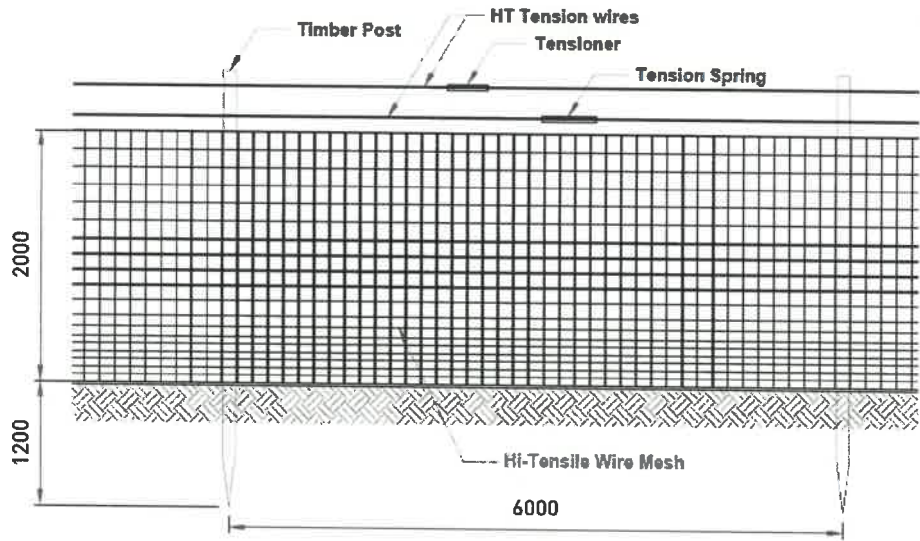
**POC Mast**

DRW/No: **P18-0328\_12** SHEET: **7/7** REV: **B**

Date: 30/10/2019

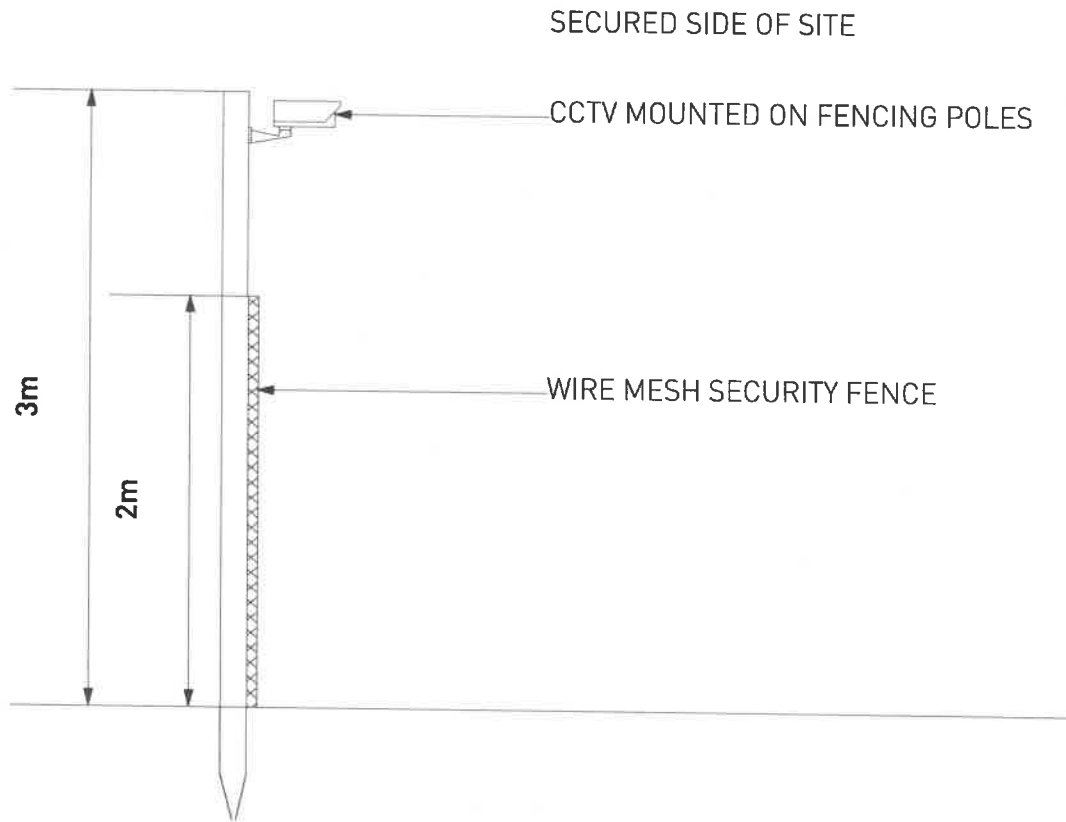
Scale: 1:200 @ A3





**FIGURE 3.7a**  
**Security Fence Detail**

DRWG No: **P18-0328\_12** SHEET: **5/7** REV: **B**  
Date: 30/10/2019  
Scale: NTS @ A3



**FIGURE 3.8a**

**CCTV  
Cameras**

SHEET: 6/7 REV: B

DRW@No: P18-0328\_1

2 Date: 30/10/2019 @ A3

Scale: 1 : 25

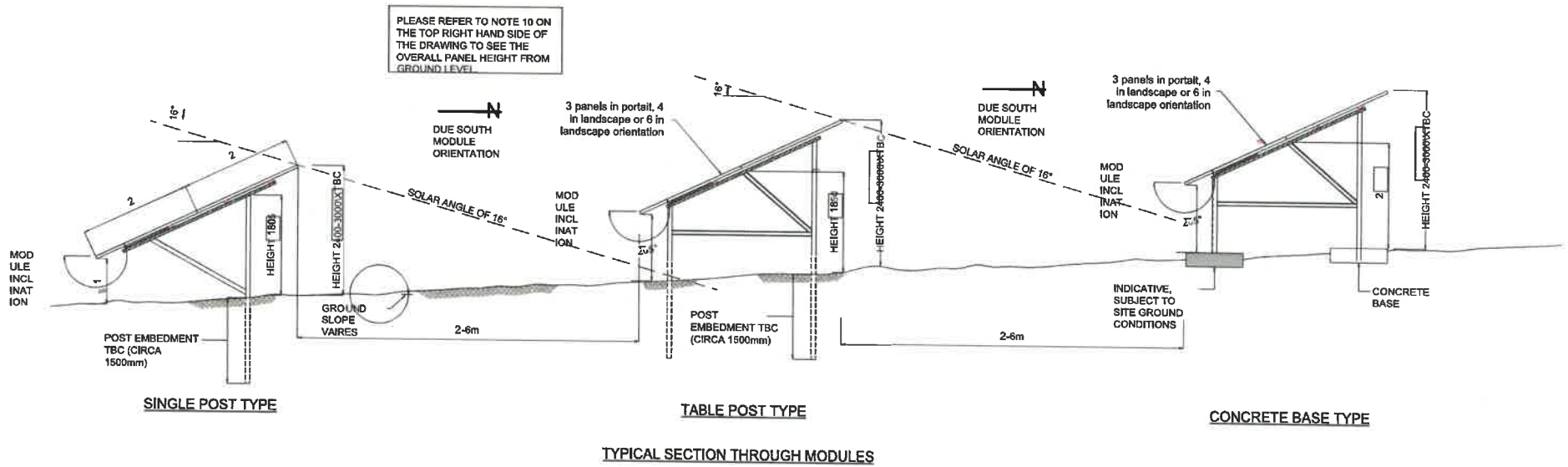


FIGURE 3.2

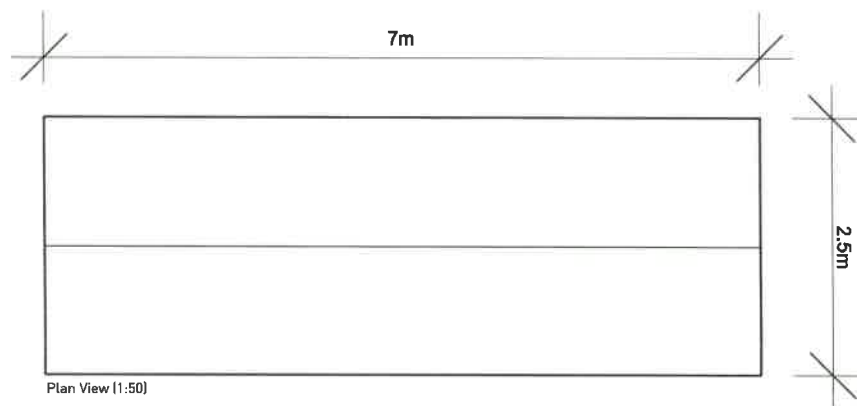
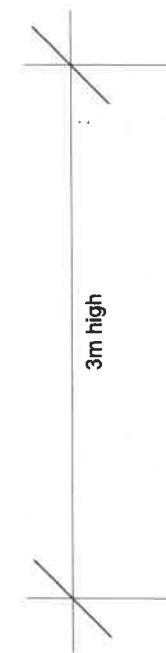
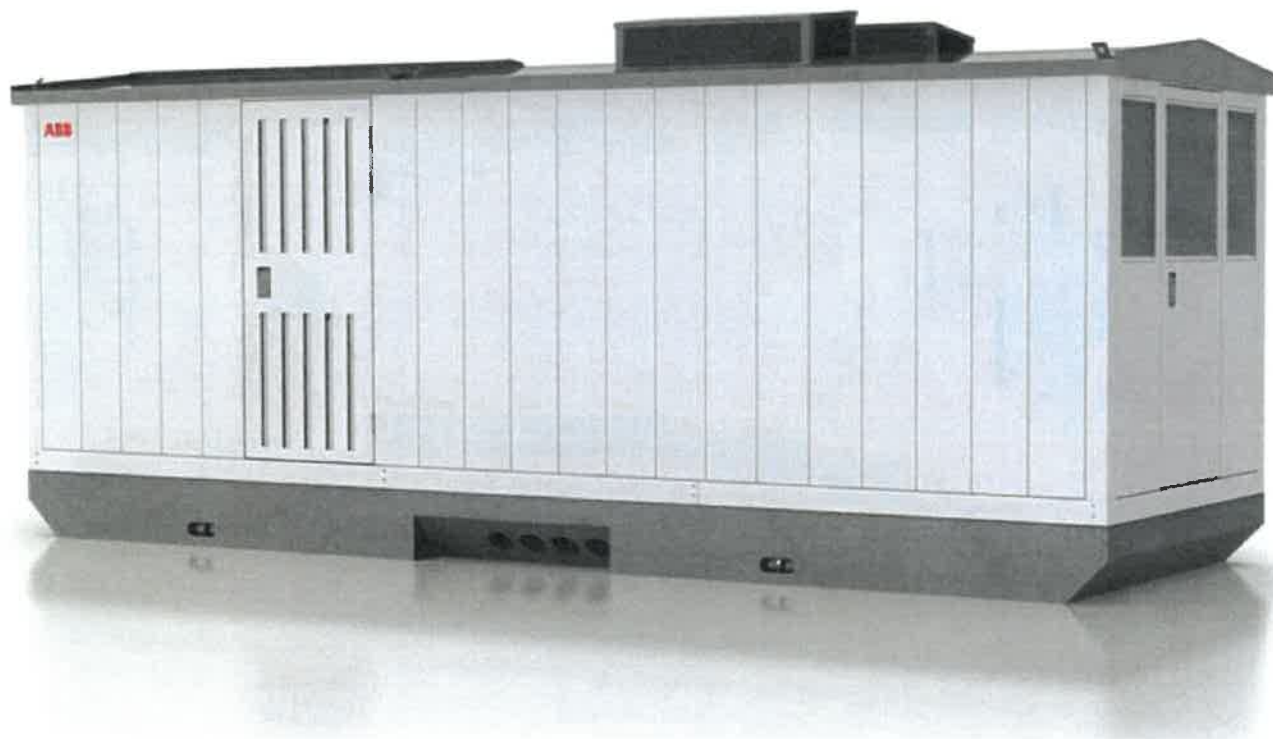
Solar Panel Detail

DRWG No: P18-0328\_12 SHEET: 1/7 REV: A

Date: 17/06/2019

Scale: NTS

A3



Plan View (1:50)

**FIGURE 3.3**


**Inverter Cabinet Detail**

DRWG No: P18-0328\_12 SHEET: 2/7 REV: A

Date: 17/06/2019

Scale: NTS @ A3





LAND TO THE NORTH AND WEST OF GRAFTON  
UNDERWOOD, BRIGSTOCK ROAD,  
GRAFTON UNDERWOOD, KETTERING

PREPARED BY PEGASUS GROUP | AUGUST 2019  
P18-032\_15 | ELGIN ENERGY ESCO LIMITED

ENVIRONMENTAL STATEMENT –  
NON TECHNICAL SUMMARY







Pegasus Group  
Pegasus House  
Querns Business Centre  
Whitworth Road  
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## INTRODUCTION

This Non-Technical Summary (NTS) summarises the findings of the Environmental Statement (ES) that accompanies a full planning application submitted on behalf of Elgin Energy EsCo Limited (the Applicant) for a solar park of approximately 38 megawatts (MW) on land to the north and west of Grafton Underwood, Brigstock Road, Grafton Underwood, Kettering, near NN14 3AB.

The Environmental Statement (ES) comprises a series of studies which have been commissioned to address the environmental issues which are considered pertinent to the construction, operational and decommissioning phases of the Proposed Development. A summary of the findings of each study is presented below.

## The Applicant And EIA Project Team

The Applicant was established in 2009 and is now a leader in solar photovoltaic (PV) across the UK and Ireland and is committed to and working towards a zero-carbon future. As of 2019, the Applicant has successfully deployed 230MW of solar energy across projects in the UK, providing the equivalent of 75,000 homes with clean energy annually. This portfolio includes the largest operational solar farms to date in Scotland and Northern Ireland. A further 1,000MW+ of projects are at late stages of development across the UK and Ireland.

The Environmental Impact Assessment (EIA) process has been co-ordinated and managed by Pegasus Group. The consultants who have contributed to the preparation of this ES are as follows:

- Ecology – Avian Ecology
- Landscape and Visual – Pegasus Group
- Arboriculture – Barton Hyett
- Archaeology and Cultural Heritage – Pegasus Group
- Hydrology and Flood Risk – PFA Consulting
- Agricultural Circumstances – Kernon Countryside
- Glint and Glare – CPA Ltd.
- Transport and Access – PFA Consulting

## Need For Environmental Impact Assessment

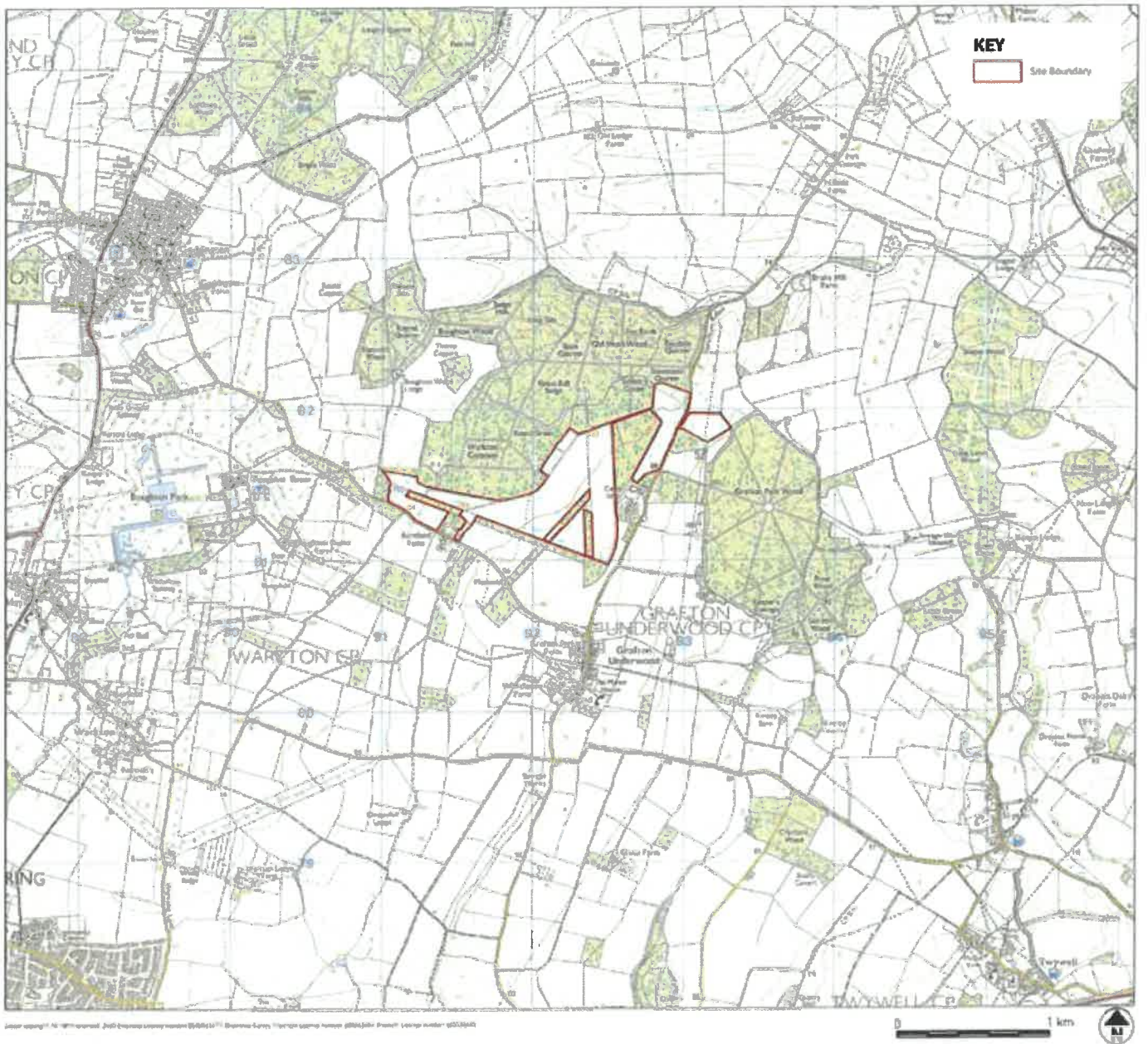
The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) require that a proposed development which falls within the description of a 'Schedule 2 Development' within the meaning of the Regulations, will require an Environmental Impact Assessment (EIA) where the development is likely to have significant effects on the environment by virtue of such factors as its nature, size or location (Regulation 2).

The proposals fall within the broad category of 'Energy Industry' under Schedule 2, paragraph 3 (a) 'industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1)' as described by the EIA Regulations.

The EIA Regulations 2017 state that development proposals falling within Schedule 2 require an EIA only if they are considered likely to have significant effects on the environment by virtue of factors such as nature, size or location.

Given that the development site exceeds the screening threshold in Schedule 2 of 0.5 hectares site area, it was appropriate to screen the proposals with the Local Planning Authority (Kettering Borough Council) to determine if there are significant effects likely to arise from the proposals.

In order to determine the requirement for an Environmental Impact Assessment (EIA) to accompany the planning application, the Applicant requested (on 10th June 2019) a formal Screening Opinion from the Local Planning Authority, Kettering Borough Council, in accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Kettering Borough Council (KBC) issued their formal Screening Opinion on 25th June 2019 confirming that an EIA would be required to accompany the planning application as the development has the potential to significantly impact on the setting and significance of a number of Heritage Assets.



SITE LOCATION PLAN

## SITE CONTEXT

The Application Site boundary covers approximately 68.83ha of land and is fully located within the administrative boundary of Kettering Borough Council. The extent of the fence / panel area constitutes approximately 59.36ha.

The Site is located in a rural area, with the village of Grafton Underwood situated approximately 500m to the south of the Proposed Development. Other surrounding villages include Slipton (3.1km SE), Warkton (2.0km SW), Weekley (2.7km W), Geddington (2.1km NW), Brigstock (2.9km N), and Sudborough (3km E). The densely populated area is the town of Kettering, located 3.km from the south west border.

Immediately surrounding the site agricultural land dominates, with ancient woodlands located on the eastern and western periphery. The River Ise lies 1km east with Harpers Brook 2.2km south west, with each being separated by large areas of land and patches of woodland. Alongside the eastern border of the site is Brigstock Road, with Geddington Road forming a border with the most southern parcels of land.

There are no watercourses or drainage ditches identified within the site. The nearest watercourses are drainage ditches associated with the highway drainage of Geddington Road and Brigstock Road. The Alledge Brook is 'main river' located approximately 500m south of the site boundary. The Alledge Brook runs south through the village on converges with the River Nene in Thrapston approximately 13km downstream.

The Site is situated upon a sloping, almost plateau like landscape where the landform is between 94m to 111m AOD. The Site does not fall within any statutory or non-statutory landscape designations.

There are no public right of ways (PRoW) on the Site, although one runs adjacent to the southern boundary of the site and passes through the centre of Grafton Underwood that would remain open through construction and operation of the Proposed Development. A Sustrans cycle pathway also passes 2km west of the site

from Geddington through to Weekley.

The site was previously used as military airbase which was originally a satellite airfield for RAF Polebrook and then later becoming RAF Grafton Underwood, the base opened in 1941 and was first used by the RAF Bomber Command No. 1653 Heavy Conversion Unit. In 1942, the airfield was assigned to the United States Army Air Force (USAAF) Eighth Air Force, becoming designated USAAF Station 106.

The village of Grafton Underwood is within a Conservation Area, however, the Site does not lie within the Conservation Area. The surrounding villages of Geddington (2.1km NW), Weekley (2.7km W) and Warkton (2.0km SW) are also conservation areas. Adjacent to the Site in Grafton Underwood are 26 Grade II listed buildings, with the Church of St James being the only Grade I building in the village. There are also 9 Grade II Listed Buildings within Boughton Park located approximately 1km from the sites western boundary. Slipton Lodge Moated Site is the nearest Scheduled Monument located 1.9km from the eastern border. Boughton Hall Grade I Registered Park and Gardens eastern also lies on the western periphery of the site.

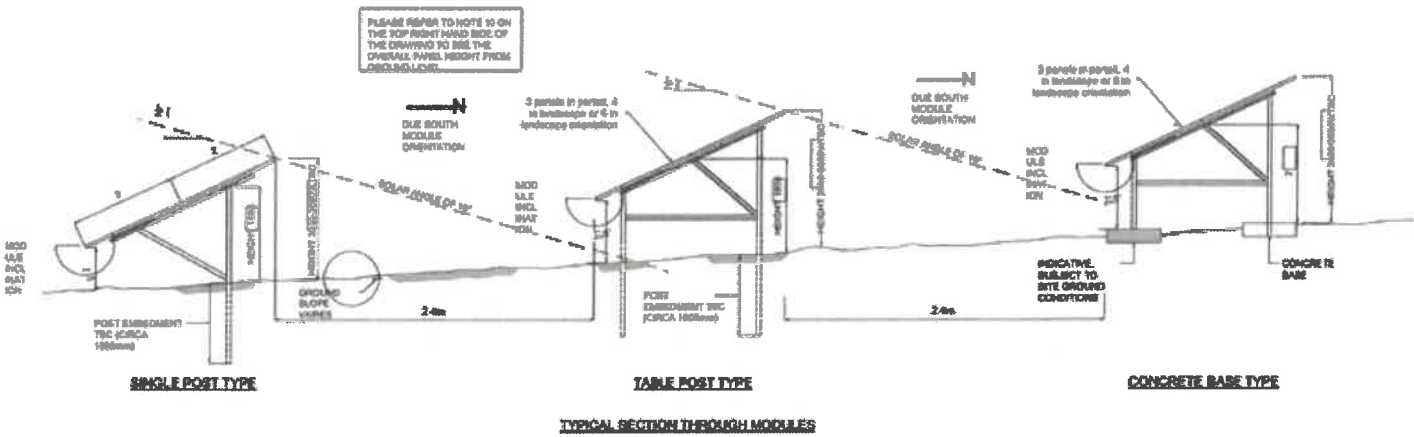
The closest ecological statutory protected site is the River Ise & Meadows Site of Special Scientific Interest (SSSI) located approximately 2.5km from the north west border of the site. Within a wider area of the site (within 5km) there is: Geddington Chase SSSI (2.9km NW), Twywell Gullet SSSI (3.7km SE), Sudborough Lodge Meadows SSSI (4.3km NE) and Cranford St John SSSI (3.7km S).

The Application Site is entirely situated within Environmental Agency Flood Risk Zone 1. The nearest location of Flood Risk Zone 2/3 land is within Grafton Underwood, resulting from the small stream that flows through its centre.

**DESCRIPTION OF PROPOSED DEVELOPMENT**

**Photovoltaic Technology**

Solar photovoltaic (PV) technology silently collects and silently converts solar radiation directly into electricity. It generates direct current (DC) that is converted to alternating current (AC) to be used by the electricity grid. Regardless of the PV configuration, inverter hardware is required to change the direct current PV output to useable AC power for the National Grid.



SOLAR PANEL DETAIL



## PROPOSED DEVELOPMENT

The Proposed Development is a solar park, consisting of solar panels arranged in rows. It is expected that the panels will collectively have a capacity of approximately 38 MW and will generate enough low carbon electricity to power 9,000 houses every year. The panels will be erected for a period of 30 years, plus up to 4 months for construction and up to 4 months for decommissioning.

The total area covered by the development will be 68.83 hectares, allowing for boundary landscaping, stock / deer fencing and access. The PV panels will be laid out in rows from east to west across the site. Each PV module measures 2m x 1m x 0.05m. The spacing between the centre points of adjacent rows will be between approximately 2m - 6m to avoid any shadowing effect from one panel to another. Each row will be mounted on a simple metal framework which will be driven into the soil removing the need for deep foundations. The mounting system comprises of two separate elements; upright galvanised steel posts which are screwed or pushed into the ground and an aluminium support frame which is bolted together. The system requires no concrete foundations and is designed to be reversible leaving no trace when removed.

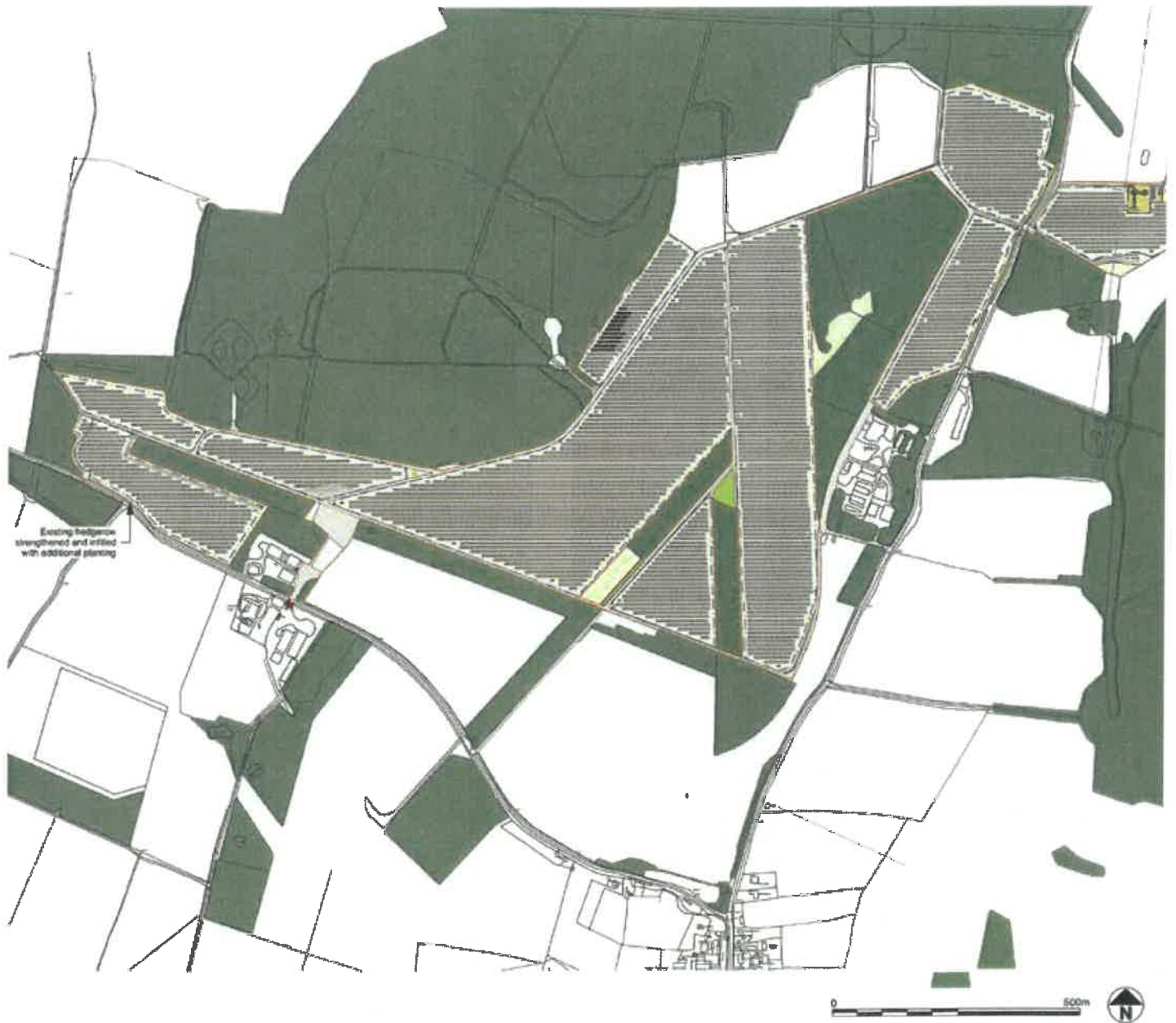
The height of the installation will be approximately 0.8m above ground level from the bottom of the panel and reaching a maximum height of 3m to the top of the panels with 3 in portrait and 4 in landscape or 6 in landscape. The solar panels will be installed at up to 25 degrees from the horizontal, oriented due south.

## *Cabling and Grid Connection*

Underground cabling will link the solar panels from the onsite applicant substation and DNO substation compound located in the north east of the site to the adjacent connection point. Detailed construction and trenching specifications will depend on the ground conditions encountered at the time. To minimise ground disturbance cables will be laid alongside the site access tracks where possible.



















Works relating to final connection to the electricity distribution network will be progressed by the Distribution Network Operator under a separate grid connection application for consent under Section 37 of the Electricity Act (1989) and is outside the scope of this application. However, a broad assessment has been made where relevant within this ERC of the short length of cable route corridor required. The route is underground and it is considered there will not be any harmful or significant effects on the existing environment as a result of this.

Plant and equipment to enable grid connection will include 30 number of inverter housings appropriately spaced across the site. Each cabinet will measure 7m x 2.5m x 3m high. These will be in single arrangements and in each case, will be accompanied by a transformer. The applicant substation compound will require an area of 23m x 35m. The inverters, applicant substation, DNO substation will be located wholly within the site boundary. The DNO substation includes a 46m x 58m compound with point of connection mast adjacent to the existing 132kv steel pylon. The temporary construction compound will be located close to the site entrance to the south of the site.



SITE LAYOUT PLAN

## KEY

	Site Boundary
	Existing Hedgerow/Vegetation
	Existing Overhead Lines
	Solar Array (48 panels)
	Solar Array (24 panels)
	Solar Array (48 panels) (within 50m pond offset)
	Deer Fence (2.4m High)
	Wooden Panel Fence (2.45m High)
	Existing Access Track
	Proposed Access Track
	Inverter
	Applicant Substation and Compound
	DNO Substation and Compound
	Site Entrance
	Temporary Access and Storage Compound
	Proposed Planting Area for Dormouse Habitat Connectivity
	Proposed Area for Education
	CCTV Camera

### Security

It is proposed that a 2.4m high deer / security fence with wooden poles is installed around the site to protect the solar panels from theft or vandalism. Deer fencing will provide the same level of protection as traditional security fencing but it is more visually appealing. There will be a gap of 10cm at ground level to allow for ecology to freely enter and exit. In addition, 3m high pole mounted CCTV security cameras will be provided inside the site and will monitor the integrity of the fence.

### Access

The proposed main site access is the existing access located on Geddington Road. This existing access has suitable width to accommodate both construction vehicles and the vehicles used for the ongoing maintenance during the lifespan of the solar Park.

The secondary site accesses are located to the north east of the site along Brigstock Road and will be used to access approximately 10% of the site. During construction, HGVs will access this part of the site to/from the western side of Brigstock Road, with all movements at this point of access going straight between the two parts of the site in order to avoid HGVs turning onto Brigstock Road. The access on the eastern side of Brigstock Road will also be used as an operational access for maintenance and to provide access to the DNO substation.

Within the site access tracks will be kept to a minimum and will be 3.5m wide and made of crushed aggregate.

### Landscaping

The landscape treatment for the proposed solar park is intended to enhance both the landscape character and visual amenity of the site and its surroundings. The Proposed Development will seek to retain and enhance existing landscape elements to further integrate the proposals into the surrounding landscape.

The layout of the development ensures there will be minimal works to or loss of the existing trees and hedgerows within the site. Additional landscape planting for the creation of dormouse habitat connectivity has been introduced within the centre of the site and along the south eastern site boundary which will also strengthen the landscape character, improve biodiversity of the site and further filter views.

The mitigation measures incorporated into the design also include:

- environmental improvements particularly along the south eastern site boundary in terms of additional tree, shrub and hedge planting;
- potential access to many environmental features for pleasure and school education visits, an area within the centre of the site may be dedicated to an educational zone;
- enhancement of existing landscape features and new planting to enhance dormouse habitat connectivity in the centre and south east part of the site i.e. shrubs, hedges and native species;
- grass and wildflower mix will be introduced between the rows of panels to encourage further biodiversity enhancements;
- enhancement of local wildlife through the introduction of wide ecological corridors, bird boxes and insect hotels;
- existing field boundaries will be retained;
- natural maintenance of site by grazing sheep, retaining an agricultural use of the land;
- construction exclusion zones identified through a detailed tree survey to protect exposed trees during the construction period; and
- recycling of all materials after end use – to include panels (which are now covered by the Waste Electrical and Electronic Equipment Directive), frames and wiring.

## ALTERNATIVE, DESIGN & CUMULATIVE CONSIDERATIONS

### Consideration Of Alternatives

Schedule 4 (Part 2), of the EIA Regulations requires that the ES contains "A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects".

In accordance with the EIA Regulations, this section of the NTS outlines the main alternatives studied by the applicant and an indication of the main reasons for the Proposed Development.

#### Alternative Locations for the Proposed Development

The central region was selected as a starting point given the higher levels of solar irradiation compared to other geographic locations further north within the United Kingdom.

A number of other sites were considered within the Kettering Borough Council area but were discounted for a range of reasons. Other green field sites did not have access to the grid, or were in close proximity to designations, or were prominent owing to topography and lack of vegetation screening or had land owner issues and access constraints.

The key reasons the site location was selected and taken forward to a planning application include proximity to grid infrastructure making connection simple; the land parcel is large enough to make the scheme commercially viable; from a visual effects perspective, the hedges are in good condition and vigorous allowing visual screening from local views, and transport links and access routes are suitable to allow for construction of the solar park.

## Alternative Designs

The Proposed Development has been informed by an iterative process of design, engineering analysis and examining site suitability issues, commencing with a preliminary constraints analysis exercise taking into account topographical considerations, proximity to local designations and a robust analysis of environmental considerations.

The final layout has been reached by a series of design iterations, amendments and changes which have included input from stakeholders including pre-application discussions with Kettering Borough Council and a public consultation event with the local community on 4th December 2018 (see separate Statement of Community Involvement).

The current scale of development was arrived at through the iterative design process and in communication with local residents. Reductions of the panel area have been incorporated into the design to remove any development from the southern fields which are the closest fields within the site to the village of Grafton Underwood.

The site layout includes a 50m buffer option area around the off-site pond which lies close to the north western boundary should the offset area be required. The locations of the inverters have been chosen to keep them as close to the existing hedgerows as possible whilst being in locations that will limit the quantity of new access tracks to be built. These measures have been put in place to try and minimise the possible visual implications of this proposed development in the local landscape. The new access tracks will be a crushed aggregate material, if possible from local stone to try and minimise the visual impact of the proposed development.

## Cumulative Considerations

Within EIA, cumulative effects are generally considered to arise from the combination of effects from the Proposed Development and from other proposed or permitted schemes in the vicinity, acting together to generate elevated levels of effects. Examples of these kinds of effects could include traffic generated from developments affecting the surrounding road network; air quality effects from developments; and discharges to the water environment.

Assessment of cumulative effects with other developments which are either operational, under construction / consented or the subject of a full planning application should be considered.

In consultation with Kettering Borough Council the following developments have been considered within the ES.

The cumulative sites considered within the ES include:

- KET/2012/0075 Burton Wold Wind Farm, Wold Road, Burton Latimer, NN15 5PU;
- KET/2014/0199 18 MW solar farm Gaultney Farm, West Lodge Rural Centre, Back Lane (land at), Desborough, NN14 2SH;
- KET/2014/0655 solar park Eckland Lodge Farm, Desborough Road, Braybrooke, LE16 8HB;
- KET/2015/0443 solar park Springfield Farm (land at), Rushton, NN14 1QA
- KET/2014/0540 19.5MW Solar Farm proposal on land off Wold Road, Burton Latimer, NN9 5HN; and
- KET/2017/0923 73.7ha employment development at North Kettering Business Park 3km from the site.

The assessment of cumulative effects for the proposals discussed above have been included in each subject separately where it is considered relevant.



STATE OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES ENVIRONMENTAL STATEMENT - NON-TECHNICAL SUMMARY

## ECOLOGY

### Introduction

The ecological assessment was compiled from a desk study, extended Phase 1 habitat survey, preliminary (bat) roost assessment, habitat suitability index (HSI) for great crested newts and e-DNA surveys for great crested newts; enabling the determination of the likely ecological effects of the Proposed Development.

The assessment establishes the likely presence of protected or notable species, identifies statutory designated sites for nature conservation in the vicinity of the Proposed Development, and evaluates the overall conservation status of the Application Site. The potential effects on identified ecological features including designated sites and protected and notable species has been assessed in line with current guidance, and appropriate mitigation and enhancement measures described.

### Baseline Conditions

An Extended Phase 1 habitat survey was undertaken on the Application Site on the 12th June 2018. The survey recorded habitat within the Application Site and aimed to establish the presence or potential presence of protected and notable species.

The survey extended to include a preliminary roost assessment of trees and structures in and immediately adjacent to the Application Site. All of the trees within the Application Site were appraised as negligible for roosting bats, and of the three buildings onsite, two were appraised as negligible and one appraised as low potential to support roosting bats.

Great crested newt records were found within 2km of the Application Site during the desk study. No ponds were present on the Application Site but nine ponds were identified (from aerial and OS maps) within 250m. All nine ponds were accessed and HSI and e-DNA were carried out on those two ponds which were holding water on 13th June 2018. Furthermore, two other ponds within 500m buffer of the Application Site were accessed and a HSI and e-DNA were carried out of both. The four pond's HSI scores ranged from 'Average' to 'Excellent'. The e-DNA survey revealed that two ponds (P12 and P13) within 250m of the Application Site (including one immediately adjacent to the Application Site boundary) were found to support great crested newts. One of the ponds (P10) within 500m was also found to support great crested newts from the e-DNA survey.



Statutory and non-statutory designated sites were identified within a respective 10km and 2km radius of the Application Site using the (MAGIC) website, along with the JNCC and Natural England websites. Northamptonshire Biodiversity Records Centre (NBRC) and Northants Bat Group provided records of protected and notable species and non-statutory designated sites within 2km of the Application Site boundaries. The Application Site does not form part of any statutory or non-statutory designated site for nature conservation but two statutory sites (Old Head Wood Local Wildlife Site (LWS) and Grafton Park Wood LWS) designated for their ancient woodland features are located adjacent to the Application Site. There is one designated site of European interests protected for its mobile qualifying interests (e.g. birds or bats) within 10km of the Application Site (Upper Nene Valley Gravel Pits Special Protection Area (SPA) / Ramsar approximately 6.3km from the Application Site, with its non-breeding water bird populations). This site is designated for species including mute swan, golden plover, gadwall, pochard and tufted duck. The considerable spatial segregation between the Application Site and this designated site, and the likely much lower foraging distances that designated species will travel from the SPA/ Ramsar negates any potential impact on these qualifying bird species.

There will be no direct effects on habitats or species within these designated sites, as construction activity will be contained within the Application Site boundaries.

Habitats within the Application Site are dominated by arable farmland (wheat crop and root vegetables), with poor semi-improved neutral grassland field margins. Fields are bounded by hedgerows with occasional trees, and areas of woodland, with all trees appraised as having negligible bat roosting potential. All the trees will be retained within the Application Site.



The most optimal habitats within the Application Site, particularly the linear features of hedgerows are likely to provide moderate commuting and foraging opportunities for bats. No fragmentation or severance effects will arise and foraging and commuting opportunities for bats are likely to be improved by the proposed landscape planting of new hedgerows and species diverse meadow grasslands.

Habitat connectivity will be maintained around the Application Site during works through the retention and protection of hedgerow and tree boundary features. The implementation of standard good practice protection measures and reasonable avoidance measures (RAMS) during the construction works will be sufficient to avoid significant impacts on reptiles and hazel dormouse potentially present.

As great crested newts were found to be present in ponds, including one immediately next to the Application Site an European Protected Species (EPS) development licence for great crested newts will be required to support the proposed development works. This will include a method statement that will need to be adhered to throughout the construction works.

Habitats present on the Application Site are suitable for foraging and breeding birds in the form of grassland, hedgerows and trees. If works take place in the bird breeding season, suitable measures will be required to be set in place to ensure legal compliance, including pre-construction nest checks, and avoidance of works likely to harm nesting birds or their young, as set out in the Wildlife and Countryside Act 1981 (as amended).

### Likely Significant Effects

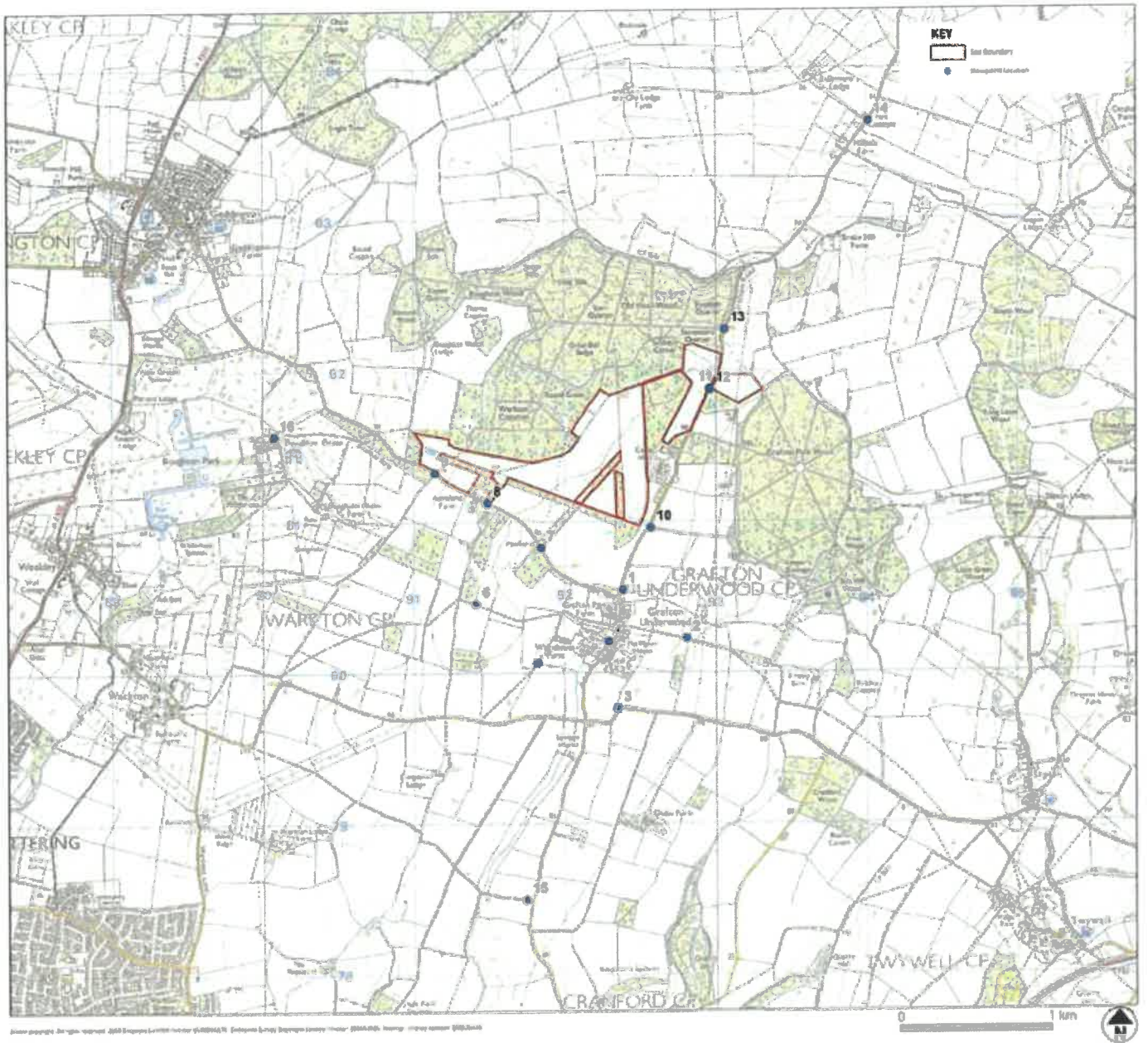
No significant residual effects are anticipated on statutory or non-statutory designed sites or habitats or on protected or notable species, including bats, birds, amphibians or other species in relation to the Proposed Development or in-combination with other proposed developments in the wider landscape.

### Mitigation and Enhancement

The development provides habitat enhancement measures including hedgerow and shrub planting areas for increased dormouse habitat connectivity, planting of new hedgerows and the development of a floristically enhanced grassland and provision of bird, bat and dormouse boxes. This will provide a wide ranging biodiversity gain providing improved foraging and nesting opportunities benefiting local birds, small mammals, amphibians and reptiles and invertebrates.

### Conclusion

The Proposed Development, following the adoption of the proposed mitigation and enhancement measures, will not have significant adverse effects on any statutory or non-statutory site designated for nature conservation, nor on habitats or protected and notable species.



VIEWPOINT PLAN

## LANDSCAPE & VISUAL

### Introduction

The landscape and visual assessment (LVIA) considered any potential impacts of the Proposed Development on landscape character, landscape features, landscape elements and visibility issues.

An initial desk-top study was carried out to review published information relating to the Site, and site visits were carried out in February 2019 to review the findings of the desk-top study and to determine the extent of the visual influence of the Site. The LVIA has been undertaken with regard to best practice as outlined in 'Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) published jointly by the Landscape Institute and Institute of Environmental Management and Assessment.

### Baseline Conditions

The Site is comprised of a collection of both arable and pastoral farmland and occupies much of the former airfield. Mature broadleaved woodland is located alongside the periphery of much of the Sites western, northern and eastern boundaries of the Site. The Site is contained to the north by large block of woodland, parts of which are ancient origin. A strip of plantation woodland runs adjacent to much of the southern boundary of the Site, this woodland contains evergreen tree species and is located along the footprint of the number 2 former runway of the airfield. Within the Site, parts of two other former runways have also been covered by plantation woodland. Where the Site boundary runs alongside Geddington Road and Grafton Road, the boundary is formed of well-established hedgerow shrubbery which in places is outgrown and reinforced by hedgerow trees. The far north eastern extent of the Site is contained by managed hedgerows. Elsewhere the Site boundary is contained by angular dense blocks of plantation woodland. The Site is situated upon a sloping, almost plateau like landscape where the landform is between 94m to 111m AOD, and there are no Public Right of Ways (PRoW) on the Site. The simple landform and limited changes in levels are characteristic

for the plateau landscape within which the Site is located. The Site does not fall within any statutory or non-statutory designations. The Site is located within the Wooded Clay Plateau LCT 7 and the Geddington Chase LCA 7a.

### Likely Significant Effects

Overall, temporary short-term changes to topography, trees and hedgerows and land cover arising from construction operations would lead to no more than a Negligible Significance of Effect (not significant) upon these features and elements.

The full extent of the Site displays characteristics of the National Character Area (NCA) 92: Rockingham Forest, and at a local scale it falls within the Wooded Clay Plateau Landscape Character Type (LCT) and Landscape Character Area (LCA) 7a Geddington Chase. With reference to this wider landscape, the degree of direct change to NCA92 and the Wooded Clay Plateau LCT and LCA 7a Geddington Chase arising from construction work within the Site would be limited; the landform, landscape structure and scale of field patterns, hedgerows and mature trees would remain unchanged. Temporary, short-term construction activities would locally affect the tranquillity, but this would be very localised and would have no more than a Negligible Magnitude of Change upon these landscape character areas as a whole. With Medium sensitivity and a Negligible Magnitude of Change the Significance of Effect of upon NCA 92 and the Wooded Clay Plateau LCT and LCA 7a Geddington Chase areas would be Negligible (not significant).

Sixteen representative Viewpoints were identified and assessed. Three of the viewpoints, (Viewpoints 8, 11 and 12) were identified as experiencing Major (significant) effects during the construction phase. Viewpoint 6 has been identified as experiencing Major (significant) to Moderate (not significant) effects depending on the direction of travel. One Viewpoint (Viewpoint 9) was identified as being subject to Moderate (not significant) effects. Two viewpoints (Viewpoint 1 and 13) were identified as experiencing Minor

(not significant). Viewpoint 5 and 10 have been identified as experiencing Moderate to Negligible and Minor to Negligible (not significant) effects respectively. The remaining seven viewpoints (Viewpoints 2, 3, 4, 7, 14, 15, 16) were identified as experiencing Negligible Effects (not significant).

Operational effects upon landscape and visual receptors would arise from the presence of the solar farm features including the solar arrays, substation/components, fencing and access tracks during the 30-year life of the Proposed Development.

Overall, temporary (reversible) but long-term changes to topography arising from operation of the Proposed Development would lead to no more than Negligible Significance of Effect (not significant) upon topography.

Established trees, and new and established hedgerows, and new and established grassland beneath and around the edges of the solar farm would be retained or reinstated and suitably managed by grazing and/or mowing to maintain a continuous sward for the lifetime of the Proposed Development, leading to a Moderate Beneficial Significance of Effect (not significant).

With reference to the wider landscape, the degree of direct change to NCA 92: Rockingham Forest and the Wooded Clay Plateau LCT 7 and the Geddington Chase LCA 7a arising from operation of the Proposed Development would be limited due to the retention and maintenance of the landscape structure and scale of field patterns, hedgerows and mature trees. Temporary, but long-term presence of the solar farm features would locally and indirectly affect tranquillity, but this would be very localised and would have no more than a Negligible Magnitude of Change upon NCA 92: Rockingham Forest and a Low Magnitude of Change on the local landscape character areas as a whole. With Medium sensitivity and a Negligible Magnitude of Change the Significance of Effect of upon the national character area would be Negligible (not significant). With the Medium Sensitivity the effects on the host local LCT/LCA would be

Minor Adverse (not significant).

At Year 1 and year 5 of operation, ten of the viewpoints assessed (Viewpoints 1, 2, 3, 4, 5, 6, 7, 14, 15 and 16) would experience Negligible (no significant) effects as a result of the Proposed Development. Viewpoint 8 would experience Minor (not significant) effects at Year 1, reducing to Negligible by Year 5 as the proposed Site boundary vegetation alongside Geddington Road matures. Viewpoints 9 would experience Major (significant) effects at Year 1, reducing to Moderate to Minor (not significant) by Year 5 as the proposed additional hedgerow alongside Geddington Road in the foreground of the view begins to mature. Viewpoint 10 would experience Moderate (not significant) effects at Year 1, reducing to Negligible by Year 5 as the proposed Site boundary vegetation visible in the mid view matures. Major (significant) effects have been identified for Viewpoint 11 and 12 at Year 1 and 5, due to the close proximity of the viewpoint locations to the Proposed Development. Finally, Viewpoint 13 would experience Minor (not significant effects) for both Year 1 and 5 as the taller elements within the northern extent of the Site (such as the Point of Connection Mast), would be partially visible within the view.

It is anticipated that decommissioning would be a reversal of the construction phase, comprising similar construction plant, traffic and activities as the arrays, fencing etc. are dismantled. All materials and structures would be removed, and the Site would be 'made-good' and returned to pre-development agricultural uses. All existing healthy mature trees and hedgerows would be retained and be managed to maintain these landscape features and appropriate levels of visual enclosure and screening

## Mitigation

Mitigation measures have been designed into the Proposed Development to minimise potential effects arising from their construction. This includes careful siting of the proposed solar arrays to use existing land form and vegetation to restrict the area from which it may be seen. Suitable development offsets are provided to safeguard existing hedgerows and trees, including veteran trees. The height of proposed features including the solar arrays, substation, transformers, fencing and CCTV masts has been minimised as far as possible. The location of the substation has been carefully sited close to the overhead electricity line into which it will be connected, in a position which uses existing mature hedgerows to help hide it and screen views toward it. All structures and materials will be finished in recessive colours or materials to reduce their potential visual prominence.

During operation, new lengths of hedgerow would be established along the Site boundary adjacent to Geddington Road and part of the Sites eastern boundary. Existing selected boundary hedgerows would be gapped-up to create a continuous barrier and managed at a taller height to enhance the visual screening as appropriate; and a native hedgerow is proposed along the southern-most boundary. Ground beneath the solar arrays would be seeded and maintained by grazing or mowing to enhance biodiversity.

## Conclusion

Limited significant residual effects would be experienced by: road users passing in close proximity to the Site along Grafton Road (as illustrated by Viewpoints 11 and 12); recreational users of the PRoW GM 10 (Viewpoint 6) and; road users at Viewpoint 8 on Geddington Road, near Acreland Farm, during the construction phase which is temporary and short term in nature. During the operation phase at Year 1 significant Major effects would be experienced by road users on Geddington Road reducing to Moderate to Minor by Year 5, as represented by Viewpoint 9.

During the operational phase significant residual effects would be experienced by road receptors at Viewpoint 11 and 12 along Grafton Road. Road users at the exact locations illustrated by the viewpoints have the opportunity to experience near to views of the Proposed Development through the proposed gateways that will provide access into the parcels of the Site on either side of Grafton Road for construction and maintenance vehicles. However, the views experienced will be glimpsed, transient and oblique as the road users travel past the Site, from locations to the north and south views of the Propose Development would be restricted by intervening vegetation. However, these significant residual effects would be reversed upon decommissioning of the Proposed Development and, offset and/or compensated for by the management and maintenance of landscape elements including mature trees and hedgerows and a new native hedgerow planting which would deliver significant beneficial effects over the lifetime of the Proposed Development.

On balance it is considered that solar development could be successfully accommodated within the Site and surrounding landscape without unacceptable temporary but long-term residual effects on landscape character or visual amenity as a whole.

## ARBORICULTURE ASSESSMENT

### Introduction

The arboricultural assessment considers the likely arboricultural impact of the Proposed Development on the arboricultural resource associated to the site and provides a description of the existing baseline conditions and an assessment of the likely impact of the Proposed Development.

### Baseline Conditions

The site was visited to carry out a survey of trees, woodlands and hedgerows in accordance with BS5837:2012 to inform an Arboricultural Impact Assessment (AIA) of the Proposed Development.

The majority of individually surveyed trees were assessed as being of moderate quality. The majority of tree groups were also assessed as being of 'moderate-quality'. Five individual trees and three groups were assessed as being 'low-quality' and therefore have remaining life expectancies of ten years. Hedgerows across the site were mainly of 'moderate-quality' as were all of the woodlands across the site.

No ancient or veteran trees were identified within or immediately adjacent to the site. The northernmost part of the site abuts Broughton/Old Head Woods (ancient replanted woodland). The easternmost part of the site abuts, to a minor extent, Grafton Park Wood Ancient and Semi-Natural Woodland (ASNW).

### Likely Significant Effects

The Proposed Development would not result in the any loss or deterioration of Broughton/Old Head Woods (ancient replanted woodland), nor Grafton Park Wood (ASNW).

In order to implement the Proposed Development one low-quality tree (T1) and one moderate-quality tree (T6) will require removal. Two hedgerows (H1 and H2) will also require removal. One hedgerow (H8) will require partial removal to facilitate the DNO Substation and Compound. In total, approximately 450 metres of hedgerow will require removal. The impact of these removals will be moderate.

The construction of the Proposed Development has the potential to cause harm to retained trees as a result of mechanical damage (e.g. bark scuffs, breakages of branches or tree trunks). Tree and hedgerow root damage could occur as a result of soil stripping or excavations, compaction of the soil or pollution. The installation of physical barriers to create 'construction exclusion zones', as well as other measures such as arboricultural monitoring of construction activities, will be employed to reduce a potentially high impact to a negligible or low impact.

### Mitigation and Enhancement

The proposed new tree / hedge planting areas will provide an almost equivalent amount of new planting to mitigate the tree and hedgerow removals.

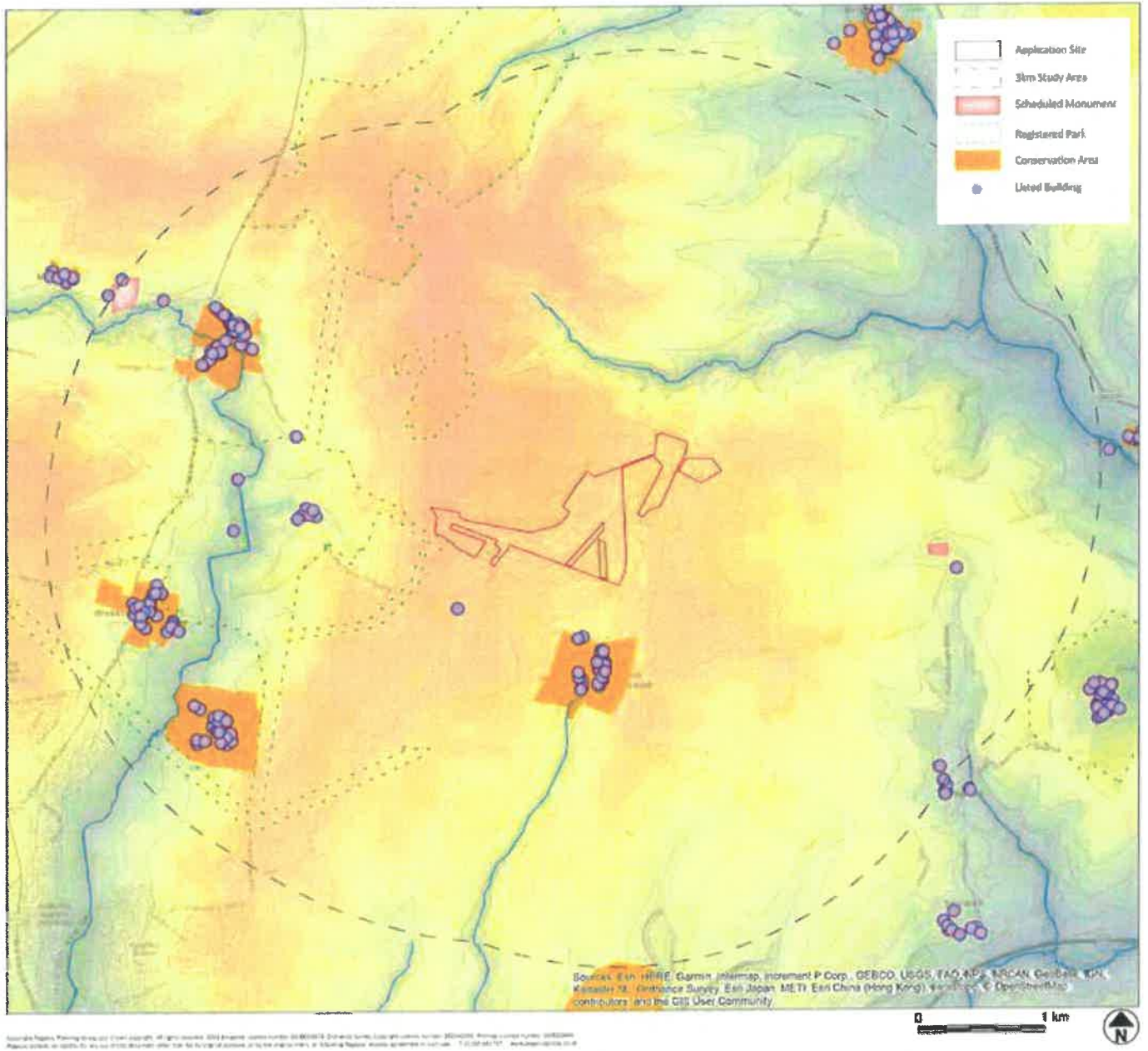
It is considered that the site perimeter security fence, if installed prior to the commencement of construction activities, will be able to function effectively as a tree protection barrier across much of the site during construction activity. This includes site boundaries abutting Broughton/Old Head Woods and Grafton Park Wood. Elsewhere, protective barriers will provide the required physical protection of the trees, woodlands and hedgerows during construction.

The management of the young to semi-mature woodland resource within the site should be formalised through a Woodland Management Plan. This would ensure that future woodland management decisions (such as thinning and planting) are made within the context of local species and habitat diversity and in the context of the Proposed Development.

Given the already high number of young to semi-mature trees within the site and the proposed new planting, further opportunities for enhancements are very limited.

### Conclusion

Subject to the adherence to the measures set out within the AIA report, the delivery of proposed mitigation/enhancement, and that construction works are undertaken in accordance with a detailed AMS, the Proposed Development is considered acceptable from an arboricultural perspective.



CULTURAL HERITAGE PLAN



## ARCHAEOLOGY AND CULTURAL HERITAGE

### Introduction

The archaeology and cultural heritage assessment has considered potential effects upon the significance of archaeology and cultural heritage receptors. Buried archaeological remains, historic structures, landscapes, and all other aspects of the historic environment have all been considered.

### Baseline Conditions

There are no designated heritage assets located within the Application Site. Potential non-designated heritage assets located within the Application Site comprise the upstanding Stanton Shelter, mushroom pillbox, and another pillbox; and the buried archaeological remains of other former airfield buildings and infrastructure and historic agricultural remains. None of these would be considered heritage assets of the highest significance, and none of the buried remains would be anticipated to require preservation in situ.

The most proximate designated heritage asset to the Application Site is the Grade I Registered Park and Garden of Boughton House Park. The Application Site is considered to contribute little, if anything, to the setting and significance of the Park, or to the ability to appreciate the Park's significance. What contribution it does make derives entirely from the historic association between the two, as mapped. It is not considered to derive from any existing views or sense of experience, or to be otherwise visually manifest.

The Application Site does not contribute, through setting, to the heritage significance of any other heritage assets within a 3km radius.

### Likely Significant Effects

No significant effects have been identified, either as a result of direct truncation of archaeological remains or indirectly as a result of changes to setting.

### Mitigation and Enhancement

The Proposed Development has been formulated to retain the three upstanding former airfield structures, and to provide educational information boards regarding the archaeology and history of the Application Site.

Additional mitigation may be required to counter the likely (localised) impacts of construction activities upon the buried archaeological resource of the Application Site.

### Conclusion

The archaeology and cultural heritage assessment has not identified anything that would preclude development of the nature and on the scale proposed within the Application Site. The Proposed Development would be consistent with the provisions of the Planning (Listed Buildings and Conservation Areas) Act (1990) s.66(1) and s.72(1), the NPPF (2019) paragraphs 193–196, and the North Northamptonshire Joint Core Strategy (2016) Policy 2 – Historic Environment.

The Proposed Development would be acceptable in respect of cultural heritage.

## FLOOD RISK ASSESSMENT

### Introduction

An assessment has been undertaken of the likely significant effects that the Proposed Development would have on the water environment. The effect of the Proposed Development on local flood risk and water quality of nearby watercourses has been assessed and mitigation measures proposed. The assessment is supported by a detailed Flood Risk Assessment.

### Baseline Conditions

The existing use comprises agricultural land and the majority of the site is located on a former RAF airfield. There are no watercourses or drainage ditches identified within the site. The nearest watercourses are drainage ditches associated with the drainage of local roads and the Alledge Brook 500m to the south of the Application Site.

A Flood Risk Assessment has been prepared in relation to the Proposed Development. With reference to the Environment Agency's Flood Map for Planning, the entire site falls within Flood Zone 1. Potential flood risk to the Application Site from all sources of flooding is considered to be low to very low with isolated areas of the site at elevated risk of surface water flooding.

### Likely Significant Effects

The construction of the Proposed Development will temporarily disrupt onsite surface water drainage. The Proposed Development will not result in a material increase in surface water run-off flow rates, with the majority of the site remaining a vegetated field and will have a negligible effect on site drainage and flood risk.

Potentially polluting activities and accidental spillages and leakages may occur during the construction and operation of the Proposed Development which could have an effect on local water quality.

### Mitigation and Enhancement

Good site management, adequate contingency planning, application of pollution prevention principles and best practice construction techniques will reduce the risk of a significant water pollution event occurring during construction.

The site has been designed so that it retains existing ditches and vegetation cover will be maintained throughout the lifetime of the development minimising the effect on the Application Site's drainage regime.

### Conclusion

Adopting best practice construction site management and maintaining permanent vegetation cover minimises the effect of the Proposed Development on local flood risk and water quality in nearby watercourses and therefore no significant adverse effect are expected as a result of the Proposed Development.

## AGRICULTURAL ASSESSMENT

### Introduction

The potential effects on agricultural resources have been assessed through study of available soils and climate data, detailed field survey and interview of affected farming businesses.

### Baseline Conditions

The site comprises a mixture of agricultural land of Subgrade 3a and Subgrade 3b. The land within the site is mostly down to arable cropping.

### Likely Significant Effects

The loss of 30.5 ha of Best and Most Versatile (BMV) agricultural land would be an impact of moderate adverse significance. The land resource would not be damaged significantly by the installation of the panels, and so would be available long-term for agricultural use. There is a permanent loss of 0.2 ha of Subgrade 3b moderate quality land, all other land being returnable to agricultural use of the same quality after the end of the Proposed Development.

There will be a moderate to minor effect on the occupying estate through reduced utility of mostly arable land for the duration of the Proposed Development. One field is occupied by a tenant farmer who will similarly experience a moderate to minor (circa 5%) loss/reduced agricultural utility of farmable land for the duration of the Proposed Development. These will not be significant, being of minor adverse significance.

### Mitigation and Enhancement

The panels should be installed when ground conditions are suitable.

### Conclusion

There is a medium-term reduction in the utility of agricultural land, 30.5 ha of which is BMV, but there is no long-term loss of this land.



## GLINT & GLARE

### Introduction

An assessment of the potential for glint and glare effects as a result of the Proposed Development was undertaken.

### Baseline Conditions

The light reflected from a solar panel surface is less than that reflected from ordinary glass, and is very similar to that from still water such as a lake.

When the sun is at an angle of greater than 90 degrees from north in an easterly direction and an angle of greater than 90 degrees from north in a westerly direction any reflection from the solar panels is at an angle above the horizontal.

For a flat site, there can be no glint effect at ground level from the autumn equinox to the vernal (spring) equinox because the sun is always to the southeast or southwest of the site. Glint can only occur when the sun is in the quadrants between north and east and between north and west of the site.

The altitude of the sun and the azimuth (its position relative to the southern direction) has been determined and used as an input to the computer model.

### Likely Significant Effects

The computational model used to complete the quantitative glint assessment identifies that due to the topography of the site (not flat) glint may occur on up to 2 days after the autumn equinox and 1 day before the spring equinox.

The site currently produces no potential glint effects and therefore there are no significant glint effects predicted as a result of the Proposed Development.

### Mitigation and Enhancement

The proposed planting and infilling of the existing hedgerows around the site will enhance the existing screening and further reduce any potential residual glint effects.

### Conclusion

Existing screening by vegetation and topography will eliminate glint effects at the majority of the receptor points analysed. Potential residual glint effects on residential properties, roads, public rights of way, cultural heritage receptors and selected viewpoints are not considered to be significant and therefore no additional mitigation measures are recommended or required.

## TRANSPORT AND ACCESS ASSESSMENT

### Introduction

An assessment has been undertaken of the likely significant effects that the Proposed Development would have with respect to traffic and transport. The effect of the Proposed Development on the local transport network has been assessed and mitigation measures proposed.

Solar farms when operational do not give rise to many traffic movements, and the main transport effects will therefore be associated with HGV traffic during construction and decommissioning. This assessment is supported by a Construction Traffic Management Plan.

The assessment has been carried out with regard to national and local transport planning policy. It has been based upon the IEMA Guidelines for the Environmental Assessment of Road Traffic, 1993.

### Baseline Conditions

The Application Site is located to the north of Geddington Road, with access taken from Geddington Road via the existing main site access, currently used for farm and light industry traffic. South of the main site access, the site is served by an access track which routes between Pipe Lane and Geddington Road.

One public right of way routes across this access track (footpath HD1/GM10).

The construction access will be the same as the existing site access utilising the access track between Pipe Lane and Geddington Road, with the access utilised for construction traffic for a period of approximately 4 months.

### Likely Significant Effects

Over the 4 month construction period of the solar farm it is estimated that the Proposed Development will typically generate up to 8 HGV deliveries (16 HGV movements) per day. Construction traffic will impact on Pipe Lane and Geddington Road, and the Public Right of Way which crosses the access track between Pipe Lane and Geddington Road.

The Proposed Development will result in an increase in the number of HGVs along the construction route. This could result in moderate severance, due to the low baseline HGV flow, but will be temporary.

The Public Right of Way (PROW) in the vicinity of the Proposed Development (which crosses the access track) will be kept open during construction, though pedestrian amenity and fear and intimidation and will be affected by the presence of construction vehicles crossing the route of this footpath and on other pedestrian routes through villages. There is expected to be a minor to moderate adverse effect on pedestrian delay and amenity and a moderate, adverse effect on fear and intimidation. Both will be temporary.

The effect of the construction and delivery traffic is expected to be not significant in respect of accidents and safety.

Solar farms when operational do not give rise to significant traffic movements and therefore their impact will be negligible.

### **Mitigation and Enhancement**

The Construction Traffic Management Plan sets out the route and proposals for delivery of materials, plant and labour to and from the Proposed Development. It covers mitigation including management of deliveries, delivery time restrictions, construction warning signs and management of Public Rights of Way to minimise construction based traffic impacts. The use of the private access track to route construction HGV's has removed impact on Grafton Underwood by construction traffic.

The effects following mitigation are minimised but are still significant in respect of Severance and Fear and Intimidation due to the low baseline flow of HGV's, though will only be temporary during construction.

### **Conclusion**

Adopting best practice construction management the effect of construction of the Proposed Development will be minimised. The effect of the Proposed Development long-term during operation on local roads and public rights of way will be negligible.

## CONCLUSIONS

The findings of the technical assessments within the Environmental Statement for Grafton Underwood demonstrate that there are no overriding environmental constraints or planning policies which would preclude the development of the application site for a solar park. The Planning Statement which forms a separate part of the planning application demonstrates significant weight for both Planning Policy and Energy Policy which demonstrates the need for and benefits of the scheme. It has been demonstrated within the ES there will be no significant impacts as a result of the proposal.

All aspects of the design have taken full account of the environmental opportunities and constraints present. Retention of agricultural land and, where necessary, mitigation measures and enhancements form an integral part of the proposals to ensure that the environment is suitably protected.

The ES demonstrates how the proposed scheme would bring about significant benefits to the local environment, whilst providing renewable energy generation in a sustainable location.

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DESIGN



ENVIRONMENT



PLANNING



ECONOMICS



HERITAGE

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LAND TO THE NORTH AND WEST OF BRISTON (A1400) | ENVIRONMENTAL STATEMENT | NON-TECHNICAL SUMMARY



**BOROUGH OF KETTERING**

<b>Committee</b>	<b>Full Planning Committee - 22/09/2020</b>	<b>Item No: 5.2</b>
<b>Report Originator</b>	<b>Louise Holland Development Manager</b>	<b>Application No: KET/2019/0817</b>
<b>Wards Affected</b>	<b>Burton Latimer</b>	
<b>Location</b>	<b>Hanwood Park (Parcel R24), Barton Road (land off), Barton Seagrave</b>	
<b>Proposal</b>	<b>Approval of Reserved Matters (EIA): All details in respect of KET/2015/0967 for 71 dwellings</b>	
<b>Applicant</b>	<b>Mr R Evans, Avant Homes Midlands</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 not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

2. The first floor window on the side elevation of Plots 27 and 35 shall be non-opening and glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. 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 additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the side elevation or roof plane of plots 27 and 35.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. Prior to occupation of the dwellings to which the boundary treatment relates, the higher boundary treatment shall be erected in the locations indicated on Figure 4 of the Cass Allen Noise Assessment Report reference: RP01-20123 Rev 3 dated 4 September 2020 and retained in perpetuity.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. No development of dwellings above building slab level shall commence on site until a specification for the enhanced acoustic glazing and ventilation of road facing habitable rooms, to achieve at least 32 dB, has been submitted to and approved in writing by the Local Planning Authority. The dwellings shall be constructed and completed in accordance with the approved specification.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. On completion of a dwelling(s) there shall be an on-site check by an acoustically qualified person to ensure the mitigation as set out in the Cass Allen Noise Assessment Report reference: RP01-20123 Rev 3 dated 4 September 2020 and the specification approved pursuant to condition 5 has been carried out as specified. Prior to occupation of a dwelling a completion report to confirm the mitigation has been carried out correctly shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7. Prior to the commencement of any works in relation to the link adjacent to plot 6 (which connects the site and the adjacent Persimmon Homes development to the north) or the commencement of any construction works in relation to any of the following plots 6-9 (inclusive), full details of the proposed link including any tree/hedgerow protection measures, precise path alignment and any construction details, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details prior to the first occupation of any of the aforementioned plots.

REASON: In the interests of sustainability and the protection of the trees in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. Prior to the commencement of any works comprising tree felling, tree pruning, demolition works, soil moving, temporary access construction/widening, or any operations involving the use of motorised vehicles or construction machinery on the site, the tree and hedgerow protection fencing shall be erected in the accordance with the positions shown within the Tree Retention Plan contained within the fpcr Arboricultural Assessment Rev I dated September 2020 and thereafter maintained and retained until the completion of the development parcels. No activities including the storage of materials, shall be undertaken in these areas at any time.

REASON: To protect the health and stability of the trees to be retained on the site in the interests of amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

9. Prior to development above slab level of the first dwelling, a scheme for the photovoltaic panels including their location on site, positioning on dwellings and their design shall be 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 scheme.

REASON: In the interests of design and amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

10. Notwithstanding the approved External Materials Plan (HAN-EX-01 Rev B), no development on a dwelling above slab level shall take place until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the treatment for all plots but specifically should also include lockable gates to communal alleyways, treatment for the boundaries shared with No's 1-4 Acorn Close (inclusive) and between Plots 1 and 2. There shall be no occupation of any dwelling until the boundary treatment to the relevant plot has been fully implemented in accordance with the approved details. The approved treatment for the boundary with Acorn Close shall be implemented in accordance with the approved details prior to the occupation of plots 27-37 (inclusive).

REASON: In the interests of the amenity and protecting the privacy of neighbouring properties in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## Officers Report for KET/2019/0817

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

### 3.0 Information

#### **Relevant Planning History**

KET/2015/0967 (Variation and removal of conditions from permission no. KET/2013/0695 (relating to various aspects including code for sustainable homes, lifetime homes, district centre and highways) of the Hanwood Park development incorporating up to 5,500 dwellings, schools, district and local centres, healthcare, employment, formal and informal open space including playing facilities, roads and associated infrastructure) approved 22/11/2018.

Associated NMA to KET/2015/0967 in relation to M4(2) housing standard being required.

#### **Adjacent land**

KET/2013/0792 547m of road from Access F into Parcels R22, R23, R24, R25, R26 and E3, with associated drainage and landscaping approved 20/02/2014.

AOC/0967/1504 Condition No. 50 (Access F noise impact) of KET/2015/0967 approved.

KET/2013/0232 All details in respect of KET/2013/0695 for 342 dwellings and related development approved 22/11/2018 (*Persimmon Homes site*).

#### **Site Visit**

Site inspections were carried out on 13 May and 8 September 2020.

#### **Site Description**

Hanwood Park (Kettering East) is an area of 328.5 hectares to the east of Kettering and Barton Seagrave. Hanwood Park is positioned adjacent to existing development on the town's eastern edge, bounded by the A14 trunk road to the south and open countryside to the north and east.

This application relates to parcel R24 which is situated at the south west corner of the site. The site will be accessed from the internal development road which connects into the new Access F roundabout to the south (Barton Road/adjacent to A14 Junction 10) and Cranford Road to the north. The parcel is bounded by the main Hanwood Park access road (Access F Road) to the east, the Persimmon parcels (R23 and R26) to the north and the existing Acorn Close properties to the west. The site is open along the boundaries adjacent to Access F and the connecting development road whilst the other boundaries, including those shared with Acorn Close and the Persimmon site, are lined with hedgerows and trees.

The road from Access F into the Hanwood Park site, whilst not yet open to the public, has been constructed up to Cranford Road.

### **Proposed Development**

This application seeks reserved matters approval for 71 dwellings, 20% (14 units) are affordable in accordance with the outline planning permission.

### **Any Constraints Affecting the Site**

EIA development

Planning conditions and approved documents under the outline permission KET/2015/0967

## **4.0 Consultation and Customer Impact**

There have been a number of amendments which have been made during the life of the application and reconsultation has taken place. The latest comments are highlighted as such below.

### **Environmental Protection:**

The initially submitted noise report was unacceptable. A revised report required.

#### Amended noise report comments:

A new noise report was submitted and reviewed by the LPA's noise consultant. This has been assessed as being acceptable subject to conditions being imposed.

**Highways England:** no comment.

**Natural England:** no comment.

**Historic England:** no comment.

### **Crime Prevention Design Advisor**

Initially concerns including those relating to access to rear gardens, surveillance, boundary treatment, bin and cycle storage, turning areas, security and lighting. Comments also regarding a pedestrian/cycle route.

#### Comments further to the latest reconsultation:

Comments relate to having lockable gates for any communal areas and boundary treatment.

### **Northamptonshire Highways:**

Initially objected.

#### Comments further to the latest reconsultation:

No objections. Comments relating to garages (parking), private drives and construction management plan.

### **Lead Local Flood Authority:**

Notes the absence of a drainage strategy as part of reserved matters application and therefore unable to comment.

*Officers Comment: the surface water drainage strategy has been approved in relation to the wider Hanwood Park development site including attenuation ponds*

*and surface water drainage routes. This reserved matters site will comply with that approved strategy.*

**Environment Agency:**

The application is supported by a statement confirming it has been designed in accordance with the approved stage 2 FRA. The site is not within the floodplain. Accordingly, we have no comments.

**KBC Housing Strategy:**

Initially objected to houses not achieving the nationally described space standards and sizes of affordable units.

Comments further to the latest reconsultation:

Happy with the revised layout, house types and tenure split that has been proposed.

**Anglian Water:**

AW are obliged to take the flows from this development as there is outline consent.

**Northamptonshire Archaeology:**

An archaeological evaluation undertaken by Oxford Archaeology identified areas of Roman and Iron Age settlement within the East of Kettering area as a whole. The evaluation identified no archaeological remains within Parcel 24 and as such I have no further comments to make in relation to this application.

**Cranford Parish Council:**

Feel that KBC planners have the authority to manage these matters and will support their decision.

**Neighbours**

242 Barton Road – objection (December 2019)

- Size of units near Barton Road are not in keeping with those on Barton Road.
- Housing now proposed rather than grassland originally shown in this area; the land was meant to be a buffer area.
- Wildlife impact of housing compared to grassland.

4 Acorn Close – objection (December 2019 and June 2020)

- Boundary fence needed as well as retention of the hedgerow.
- Separation distance to Acorn Close is too short; loss of privacy.
- Impact on hedging and trees.
- Reduction in height of hedgerow is unacceptable.
- Parking areas unsecure.
- Noise/disturbance.
- Terrace units not in keeping with Acorn Close or Barton Road.
- Original layout was better and should be revisited.

2 Acorn Close – objection (January 2020)

- Boundary with the property and impact on trees and hedge; a fence is needed along the boundary.
- Overlooking and loss of privacy.

1 Acorn Close – objection (January and May 2020)

- At the rear of my house is a substantial long-standing hedge frequented by wildlife including small bird nesting. I would object to this being removed.
- A fence in addition to retention of the hedgerow would be acceptable.
- Concern that their tree is going to be cut back/down as part of the proposal.

**Persimmon Homes** (R23 adjacent housing parcel):

Originally happy with pedestrian connection but concern with how the footpath/cycle path boundary is being addressed by the proposal.

Comments further to the latest reconsultation:

Persimmon Homes have objected to specific elements of the scheme. In summary they consider the scheme should respond better to their development, the proposed plots adjacent to their boundary will have a negative effect on their site and the footpath link is in the wrong location and will not be effective.

## **5.0 Planning Policy**

**National Planning Policy Framework:**

- 2. Achieving sustainable development
- 5. Delivering a sufficient supply of homes
- 8. Promoting health and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-design places
- 15. Conserving and enhancing the natural environment

**North Northamptonshire Joint Core Strategy**

- Policy 4 Biodiversity and Geodiversity
- Policy 7 Community Services and Facilities
- Policy 8 North Northamptonshire Place Shaping Principles
- Policy 9 Sustainable Buildings
- Policy 10 Provision of Infrastructure
- Policy 30 Housing Mix and Tenure

## **6.0 Financial/Resource Implications**

Section 106 in place. It covers this parcel and the wider Hanwood Park site.

## **7.0 Climate Change Implications**

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so,

local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprising the North Northamptonshire Joint Core Strategy, Local Plan and Kettering Town Centre Action Plan makes clear the importance of climate change and seeks to create more sustainable places that are naturally resilient to future climate change. This will be further amplified by the emerging Site Specific Part 2 Local Plan once adopted which is being prepared within this context. Policies contained within the Part 2 Local Plan will help contribute towards a reduction in greenhouse gas emissions and will secure that the development and use of land contributes to the mitigation of, and adaptation to, climate change.

## **8.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Compliance with the outline permission
2. Design
3. Residential amenity (existing dwellings)
4. Residential amenity (proposed dwellings)
5. Highways
6. Landscaping
7. Other matters

### 1. Compliance with the outline permission

The most relevant and recent outline permission covering the Hanwood Park development site is KET/2015/0967. The outline permission allows for the delivery of dwelling houses on the parcel R24 as it is defined as being a residential parcel within the approved documents.

The approved land use schedule for the site (approved as part of the outline planning permission) provides that the parcel should be delivering around 75 dwellings. The application seeks detailed consent for 71 dwellings, which is reasonably close to this.

The outline permission requires compliance with various technical documents including the approved surface water drainage strategy and the approved stage 2 flood risk assessment both of which are identified as being complied with by the submitted statements of conformity. There is also a requirement for compliance with more design-based elements of the approved documents such as the design code which are subject to more consideration in relation to the submitted details and are less technically prescriptive.

The principle of residential development on this parcel has been established through the outline permission.



## 2. Design

It is acknowledged that the Design Code has not been updated since the changes to Access F and the R24 parcel shape were approved in 2013, the Design Code shows the parcel and the Access F arrangements differently because of this. The revised masterplan for the wider site has been in place unchanged since 2013. This historic change results in this application having to depart from the design code in this respect.

The design code for the Hanwood Park development identifies Parcel R24 as being within the Barton Character area. As such the primary objectives for this character area along with the site-wide residential design elements within the design code are both of importance. The primary objectives for the Barton Character area are listed as:

- The primary and secondary streets will establish a regular geometry that is synonymous with the garden suburb style.
- This style will be further reinforced through a richly planted public realm with street trees in formal and informal arrangements.
- Homes will be predominantly detached and semi-detached and will establish a rhythm along each street through consistency in elevation design, roof design and fenestration.

The parcel is small and comparatively awkwardly shaped and this restricts its ability to fully achieve the regular geometry that is an objective as set out above. It is further constrained by the future proofing of the roundabout, that has recently been constructed at the bottom of Barton Road close to junction 10.

The scheme includes dwellings fronting onto the main access F road and towards the new roundabout which are served by internal driveways. This is considered to be an appropriate design response. The development does not turn its back on the road and provides an active frontage which is supported.

In accordance with the design code the proposed houses are primarily detached and semi-detached with some terraces being proposed, similar to those described in the Barton Mews section of the design code. The proposed houses themselves are relatively consistent in design terms but with some architectural features used to differentiate them. This will assist in delivering rhythm in the streetscene.

The design code includes requirements for depths of gardens and distances/relationships between dwellings. 3 bedroomed (or larger) properties should have a 10.5m minimum garden depth, the back to back distances between properties is set at 21m and the rear to side distances are set at 12m.

The applicant has worked with the Local Planning Authority to address issues with the layout and design with amended plans being submitted. As will be discussed in later sections of this report, the amended scheme demonstrates compliance with the nationally described space standards and generally meets requirements in respect of garden sizes and relationships between the proposed built form.

Should it not be possible to achieve full compliance with the design code, it is necessary to balance any departure from this with other considerations and consider the level of harm, if any, which is caused.

With regard to the latest Police comments, they would like the boundary treatment between Plot 1 and 2 to be revisited to either add in some landscaping between the plots or to move the boundary fence between the two plots forward. This is something that can be addressed by condition as it is a relatively minor change (condition 10). Lockable gates to communal areas is fully supported and again this detail can be secured in the same way. Since the original comments of the Police the layout has gone through a number of iterations and the comments have been addressed by the applicant as part of that process. The Police did make one comment regarding a pedestrian/cycle route and providing something more centrally from the south/south western boundary to give access to Barton Road. This area of land is outside of the red line and not within the control of the applicant. There is a turning head adjacent to the boundary and therefore should a link be desired in the future this has the potential to be fulfilled (this development does not prejudice this).

Persimmon Homes have objected to specific elements of the scheme. They consider the scheme should respond better to their development, they suggest the proposed plots adjacent to their boundary will have a negative effect on their site and the footpath link is in the wrong location and will not be effective. The layout for R24 has been amended a number of times to seek betterment and address comments received. The proposed properties along this boundary, four plots, do not face towards the Persimmon site but are positioned side on. This, in itself, is not considered to necessarily pose a harmful effect to the Persimmon occupiers. The Persimmon plots front towards Parcel R24.

The location of the link through to the Persimmon site (now proposed adjacent to plot 6) has been altered a number of times. The Persimmon site has a path along the edge of their site so a link could tie in with development on R24 when it came forward. The main reason for the location is that the hedgerow at this point is naturally sparser and breaking through here is considered to be a better option than creating a new break in this hedgerow which would have more negative effects particularly from an ecology perspective. The link through is shown within the approved design code and this has been the starting point for securing this link. It will connect residents on the two sites and therefore it is felt important to have some form of permeability though albeit very informally. It is considered that pedestrian or cycle access to schools and other key facilities is more likely to be via other routes.

The access F road will be tree lined and the area between the new roundabout and the Avant site (R24) will be landscaped as per existing approved plans. The development will be set and viewed within this landscaped context. Landscaping within the site will be discussed further in later sections of this report. Barton Square further to the North, which is set within the approved Persimmon site, is a focal point along the access F road.

### 3. Residential amenity (existing dwellings)

Due to the location of the site and its shape, the existing properties which are affected by the proposal are those located within Acorn Close.

Following submission of the latest layout, the closest property to property distance is the side distance between no.2 Acorn Close and plot 27. There is a side to side distance of approximately 3.5m at the closest point (maximum gap of approximately 4m as the new dwelling is slightly angled). Both properties are inset from the boundary. The first floor window proposed to the side elevation of plot 27, serves a landing. There are no proposed windows in the side at ground floor level facing towards no. 2 Acorn Close. It is recommended that the landing window be obscured and non-opening (condition 2). A condition is also recommended to ensure that no further openings at first floor level can be inserted without permission (condition 3). Subject to the imposition of the conditions as described above, the relationship between no. 2 Acorn Close and plot 27 is considered to be acceptable.

There is an angled relationship proposed between no. 4 Acorn Close and plot 35. There is approximately 21.5m between the two properties at the closest point. The new dwelling on plot 35 is approximately 6.5m from the boundary with no. 4. The proposed property and those adjoining to the south west (a terrace) are angled towards no. 5 rather than no. 4 Acorn Close. The new dwelling does not share a direct boundary with no. 5 however taking a point nearest to their boundary, the new dwelling will be set approximately 16m from it. The existing neighbouring property is set off the boundary which results in there being approximately 28.5m between the new and existing dwellings. An acceptable relationship in officers' view.

The side elevation of plot 35, which faces in the direction of no. 3 Acorn Close, is set off the boundary by 8m (at the closest point). There is one window at first floor level which serves a landing. It is recommended that this window be obscured and non-opening (condition 2). A condition is also recommended to ensure that no further openings at first floor level can be inserted without permission (condition 3). This will suitably address any perceived impact of overlooking.

The distances to the other properties in Acorn Close are further and there are no Barton Road properties on the eastern side of the road at this point, which means the impact on them is notably less.

A condition is proposed to require the submission and agreement of a specific boundary treatment scheme for the boundary with Acorn Close. The applicant is committed to erecting a fence as per the neighbours' requests, however, the LPA require this to be set out clearly on a plan to both secure this and to ensure such a fence is appropriately positioned with respect to the hedgerow in this location.

The northern edge of the proposal abuts the Persimmon housing on parcel R23. The Persimmon properties front towards the R24 parcel over their private drives and are further separated by the cycle path and R24 boundary hedging, which means that there are no privacy or overshadowing issues to the Persimmon properties.

#### 4. Residential amenity (proposed dwellings)

The initial submission did not achieve the national described space standards or the required garden depths and relationships as a result. Amended plans have been submitted to overcome these matters.

The main issues for consideration in regard to the residential amenity of the proposed dwellings are their size, garden sizes, their relationships and any noise impacts. The design code sets out a 10.5m garden depth for 3 beds and above. The reason for this is twofold (1) to ensure a dwelling is afforded a good amount of amenity space and (2) to provide good separation between dwellings.

The requirements for space standards are met and in accordance with the outline permission will be to the M2(4) accessibility standard.

In terms of gardens and relationships, plots 11-13 (inc), 15-16 and 31- 34 (incs) are either 1 bed or 2 bed units therefore the specific requirement does not apply to these plots. These properties, however, are considered to benefit from sufficient outdoor space. The dwellings which do not meet the 10.5m depth are considered to be plots 17, 18, 30, 37, 39, 46, 48, 49, 62 and 71.

Due to its orientation, plot 30 has a wider rather than deeper garden that is over 10.5m in width and provides reasonable outdoor private amenity space in terms of the overall area provided. There is a rear to side relationship with the dwelling directly to the rear of this plot and the required separation distance is met.

There are no direct back-to-back relationships for plots 37 and 62 so it falls to be considered whether there is good level of amenity afforded to them in overall space terms and their general relationship with other surrounding properties. In officers view there is that level of amenity achieved.

A number of the aforementioned dwellings although not having the 10.5m depth they range from 10-10.4m. These have adequate space overall and maintain the required separation distances with other properties, due to other plots exceeding the 10.5m depth and how boundaries fit together. With regard to the affordable units the Council's Housing Strategy Manager has confirmed that they are content with all matters relating to the affordable units.

Generally, the distances with regard to relationships are met. There are two areas where this is not the case; between 49 and 71 and 46 and 40/41 where back to back distances of 18m and 19.9m are achieved. Although this does not meet the 21m, this alone is not considered to justify a refusal. There would need to be other significant harm demonstrated which is not the case. The distances achieved will still afford a good level of amenity for the new occupiers; the occupiers will also know the relationship prior to first occupation.

The parcel will be subject to noise from the new Access F Road which runs past the site on the eastern edge. The amended noise assessment submitted identifies necessary mitigation measures including the provision of acoustic walls and fencing in limited locations and higher specification windows where required. Conditions are recommended to secure these elements.

In summary, the amenity of proposed dwellings is considered to be acceptable.

#### 5. Highways

There is one vehicular access proposed, which is off the access F road, along with one main road running through the development. More minor streets are set off this main link with private drives serving limited numbers of properties. Significant steps have been made in respect of resolving the highway safety issues with the submission. On earlier plans, there were concerns regarding a number of matters, however, through dialogue and amendments the scheme now addresses and overcomes all of these; the Local Highways Authority are now satisfied that the layout is accessible and safe. There are generally two parking spaces proposed for each property, with a reasonable split between tandem and side by side bays. Some of the larger properties also benefit from garages as well as off road space in front. The garages are designed to the required dimensions.

A construction management plan is a required as part of the outline consent (a condition of that permission) and therefore a separate condition of the reserved matters is not necessary or appropriate.

#### 6. Landscaping

The site boundaries which run adjacent to Acorn Close, the field to the west of the site (between the site and Barton Road dwellings) and to the north which is shared with the Persimmon site all feature mature hedgerows and trees.

There is an existing hedgerow and individual trees along the boundary with No. 2 – no. 5 Acorn Close (the boundary runs to the back of 3, 4 and 5 and to the side of 2). The majority of the hedgerow along this boundary will need to be removed to facilitate the works. There will remain some hedgerow in this location as it spans the boundary with those neighbouring properties. There will be new planting of low level hedgerow (0.6-0.8m) on the development side. The hedgerow which runs to the rear of no. 1 and 2 Acorn Close will be retained. Trees identified with the Arboricultural Assessment located to the rear of no's 1, 2, 4 and 5 Acorn Close will be retained.

The hedgerow along the northern edge adjacent to the Persimmon site and part of the hedgerow along the western boundary which backs onto a field (between the site and Barton Road dwellings) will need to be removed to facilitate the scheme.

There will be landscaping provided within the site including hedgerow planting along its edge with the access F road, new trees and shrub planting. It will also benefit from the surrounding landscaping which is to come forward as part of the new access roundabout and access F road; the access F road will be tree lined and the area between the new roundabout and the Avant site will be landscaped as per existing approved plans. The development will be set and viewed within this landscaped context.

#### 7. Other matters

There are requirements on the outline planning permission regarding sustainability requirements. It is within these parameters that this reserved matters application needs to be considered.

As approved by the outline consent, there is a requirement for a maximum water use of no more than 110 litres per person per day in accordance with the optional standard 36(2)(b) of the Building Regulations 2010 (as amended) and in terms of energy performance there will be 10% betterment over building regulations. The applicant has set out in their submission that a fabric first approach will be adopted with a focus on fabric performance and reducing the energy requirements of the homes. This will be coupled with photovoltaic panels to a proportion of the dwellings. A condition is recommended to secure details of the location, design and specification of the PV panels.

### **Conclusion**

The proposed scheme is considered to accord with the outline consent and is acceptable when assessed against local planning policy and the National Planning Policy Framework. There are considered to be no material considerations which would lead to a refusal of planning permission. As such, subject to the recommended conditions, the application is considered to be acceptable.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Louise Holland, Development Manager on 01536 534316

#### **Previous Reports/Minutes**

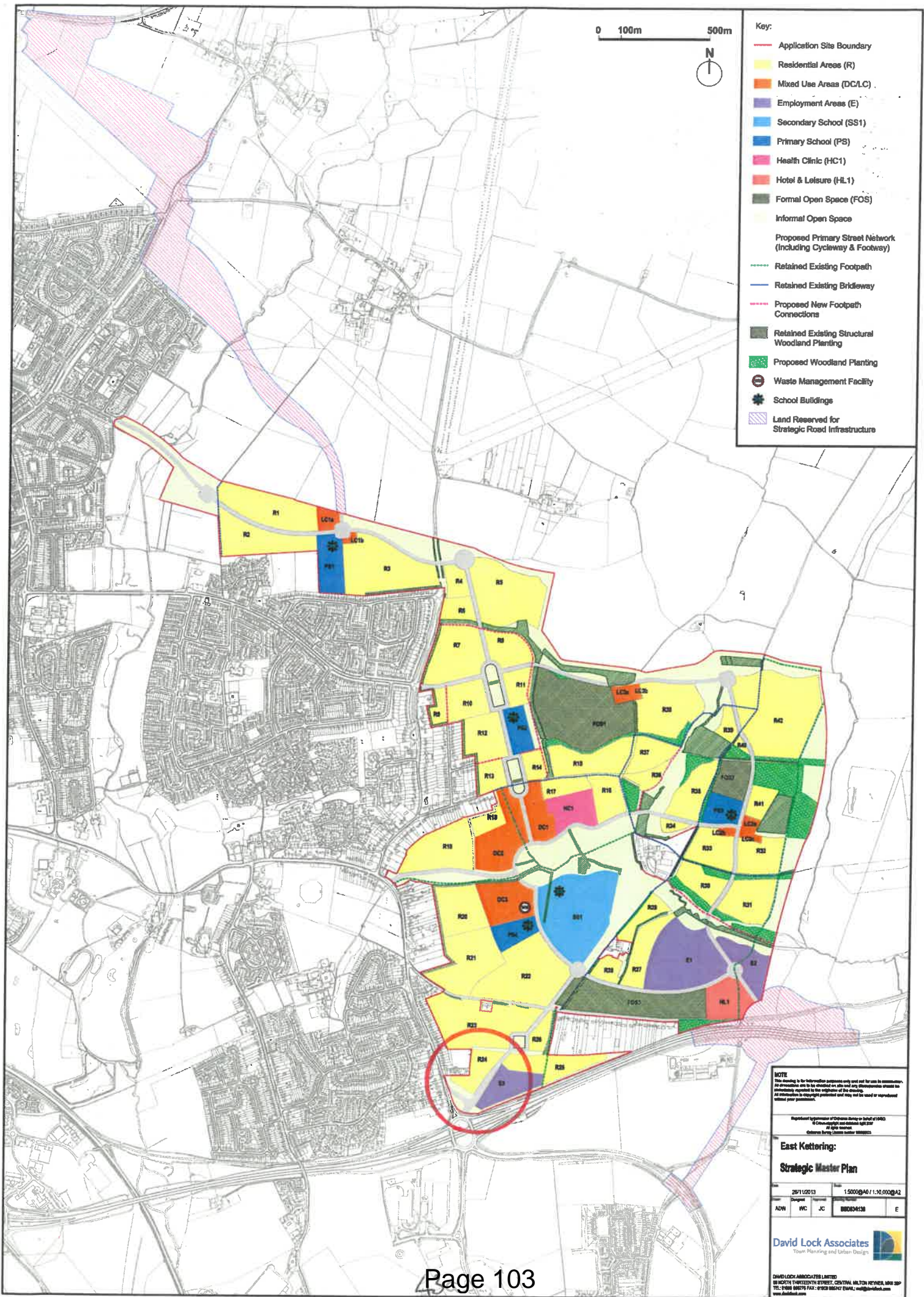
Ref:

Date:

0 100m 500m



- Key:**
- Application Site Boundary
  - Residential Areas (R)
  - Mixed Use Areas (DC/LC)
  - Employment Areas (E)
  - Secondary School (SS1)
  - Primary School (PS)
  - Health Clinic (HC1)
  - Hotel & Leisure (HL1)
  - Formal Open Space (FOS)
  - Informal Open Space
  - Proposed Primary Street Network (Including Cycleway & Footway)
  - Retained Existing Footpath
  - Retained Existing Bridleway
  - Proposed New Footpath Connections
  - Retained Existing Structural Woodland Planting
  - Proposed Woodland Planting
  - Waste Management Facility
  - School Buildings
  - Land Reserved for Strategic Road Infrastructure



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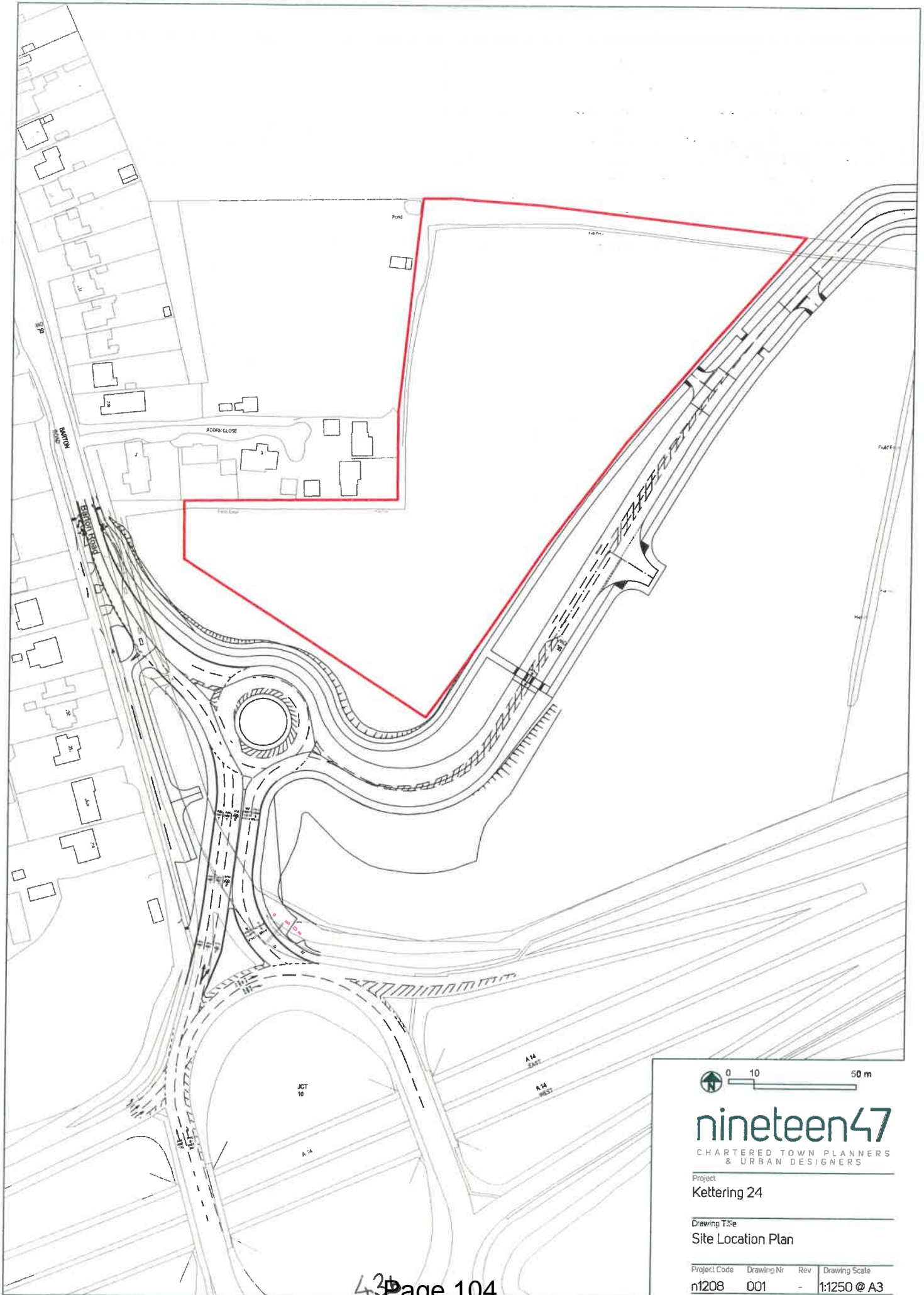
Approved by the Council on 10th June 2011  
 15000046 / 1.10.000042

**East Kettering:  
 Strategic Master Plan**

ADW	Project	WC	JC	15000046 / 1.10.000042	E
				080004138	

**David Lock Associates**  
 Town Planning and Urban Design

**DAVID LOCK ASSOCIATES LIMITED**  
 20 WOODS FARM, 222/230 ST. GEORGE'S, CROFTON, MILTON KEYNES, MK9 2EP  
 TEL: 01908 882791 FAX: 01908 882792 EMAIL: info@davidlock.com  
 www.davidlock.com



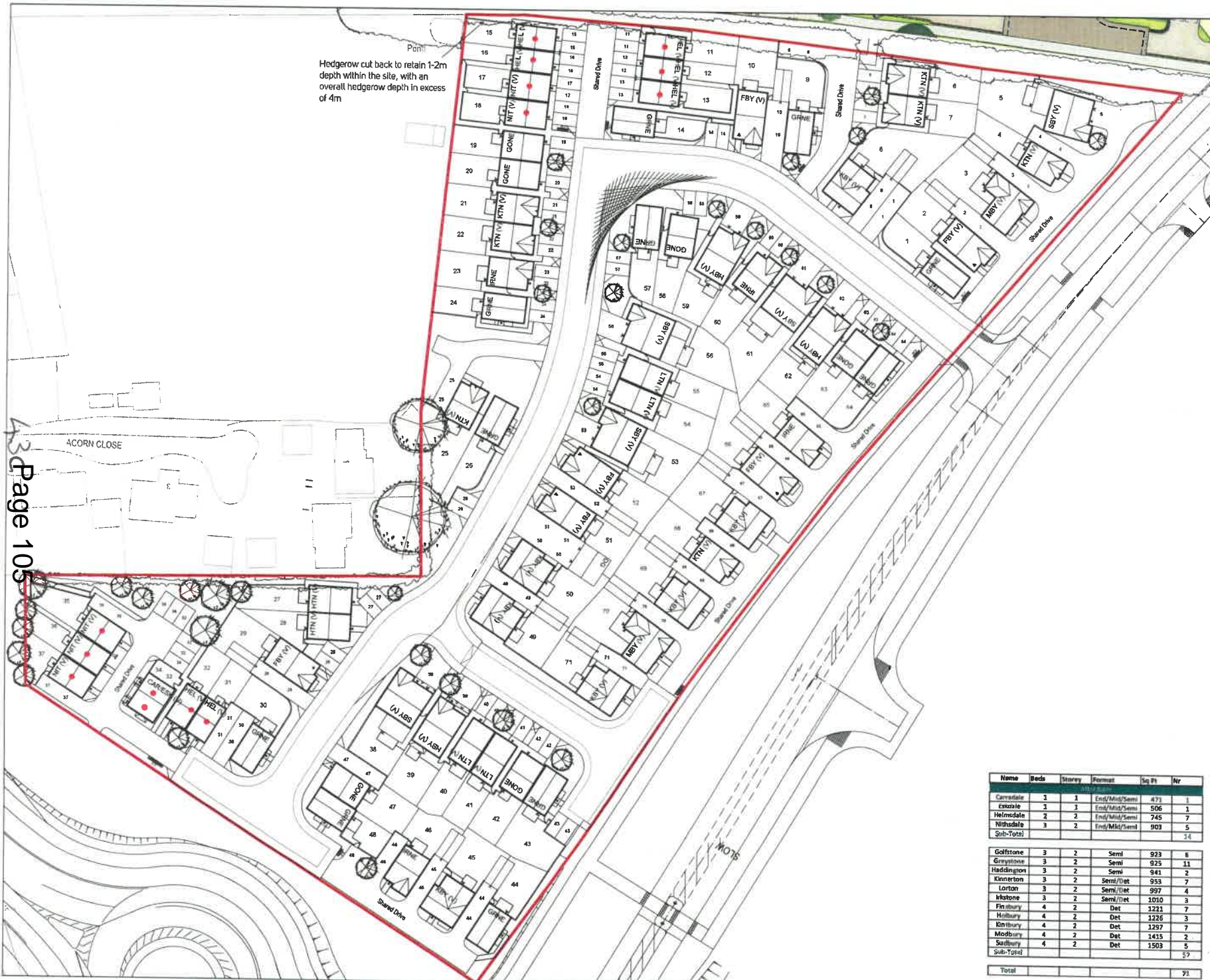
**nineteen47**  
 CHARTERED TOWN PLANNERS  
 & URBAN DESIGNERS

Project  
**Kettering 24**

Drawing Title  
**Site Location Plan**

Project Code	Drawing Nr	Rev	Drawing Scale
n1208	001	-	1:1250 @ A3





- Key
- Application boundary
  - Indicative landscaping
  - Existing trees to be retained
  - Existing trees to be removed
  - Designate affordable housing location

Page 105



Project: Harwood Park, Kettering R24

Drawing Title: Feasibility Layout

Project Code: n1208  
 Drawing No: 007  
 Rev: ZF  
 Drawing Scale: 1:500 @ A2

Name	Beds	Storey	Format	Sq Ft	Nr
Carrsdale	1	1	End/Mid/Semi	471	1
Carsale	1	1	End/Mid/Semi	506	1
Helmsdale	2	2	End/Mid/Semi	745	7
Widdale	3	2	End/Mid/Semi	903	5
<b>Sub-Total</b>					<b>14</b>

Name	Beds	Storey	Format	Sq Ft	Nr
Goffstone	3	2	Semi	933	6
Greystone	3	2	Semi	925	11
Haddington	3	2	Semi	941	2
Kinnerton	3	2	Semi/Det	953	7
Lorton	3	2	Semi/Det	997	4
Wkstone	3	2	Semi/Det	1010	3
Finbury	4	2	Det	1221	7
Hollbury	4	2	Det	1226	3
Kinbury	4	2	Det	1257	7
Modbury	4	2	Det	1415	2
Sudbury	4	2	Det	1503	5
<b>Sub-Total</b>					<b>59</b>

<b>Total</b>					<b>73</b>
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Hedge row cut back to retain 1-2m depth within the site, with an overall hedge row depth in excess of 4m



**External Finishes Legend:**

**BOUNDARY TREATMENT**

- 1.5m High hedgerow
- 1.5m High stone faced brick wall
- 2.4m High stone faced brick wall
- 1.8m High brick wall
- 2.4m High brick wall

**BOUNDARY TREATMENT (CONTINUED)**

- 1.5m High brick wall
- 2.4m High brick wall

**BOUNDARY TREATMENT (CONTINUED)**

- 1.5m High brick wall
- 2.4m High brick wall

**BOUNDARY TREATMENT (CONTINUED)**

- 1.5m High brick wall
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**BOUNDARY TREATMENT (CONTINUED)**

- 1.5m High brick wall
- 2.4m High brick wall

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- 2.4m High brick wall

**BOUNDARY TREATMENT (CONTINUED)**

- 1.5m High brick wall
- 2.4m High brick wall

**BOUNDARY TREATMENT (CONTINUED)**

- 1.5m High brick wall
- 2.4m High brick wall

**External Materials Plan**  
 Project:  
 Residential Development at  
 Hamwood Park Kettering  
 Drawn: REDE Checked: Date: 28-04-18  
 Drawing number: HAN-EX-01  
 Scale: 1:500 @ A1  
**AVANT homes**  
 Avant Homes (Midlands)  
 1 Phoenix Place  
 Phoenix Centre  
 Nottingham  
 NG8 5BA



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	<b>Change class 11.2 Lorry</b>	
	Overall Length	11.210m
	Overall Width	2.550m
	Overall Body Height	3.050m
	Min. Body Ground Clearance	1.170m
	Max. Body Ground Clearance	3.550m
	Max. Wheel Width	1.875m
	Lorrywheel Spacing	4.200m
	Curve to Curve Turning Radius	10.100m
	<b>4 Wheel Drive Car</b>	
	Overall Length	4.900m
	Overall Width	2.000m
	Overall Body Height	1.520m
	Min. Body Ground Clearance	1.170m
	Max. Wheel Width	1.417m
	Lorrywheel Spacing	2.600m
	Curve to Curve Turning Radius	5.725m

F	REVISED TO SUIT NEW ROADWAYS LAYOUT.	02.06.20	GR	GR
E	REVISED TO SUIT NEW ROADWAYS LAYOUT.	18.06.20	GR	GR
D	REVISED TO SUIT NEW ROADWAYS LAYOUT.	17.06.20	GR	GR
C	REVISED TO SUIT NEW ROADWAYS LAYOUT.	16.06.20	GR	GR
B	REVISED TO SUIT NEW ROADWAYS LAYOUT.	02.06.20	GR	GR
A	REVISED FOR LARGER REAR END VEHICLE AND DIFFERENT VEHICLE PLAYS AS SPECIFIED BY THE PLANNING COMMITTEE.	01.06.20	GR	GR

REV	DESCRIPTION	DATE	BY	AUTH
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Travis Baker  
32 Dimes Gate  
Leam Road  
Northfleet  
ME13 2LS

Transport Planning  
Road Side and Roadworks  
Construction and  
Civil and Structural Engineering

0133 886 6830  
info@travisbaker.co.uk  
www.travisbaker.co.uk

**CLIENT**  
AVANT HOMES

**PROJECT**  
PLOT R24 - HANWOOD PARK,  
EAST KETTERING

**TITLE**  
ROAD GENERAL ARRANGEMENT

<b>DRAWN</b> GR	<b>AUTHORISED</b> GR	<b>SCALE</b> 1:500@A1	<b>DATE</b> 24.04.20
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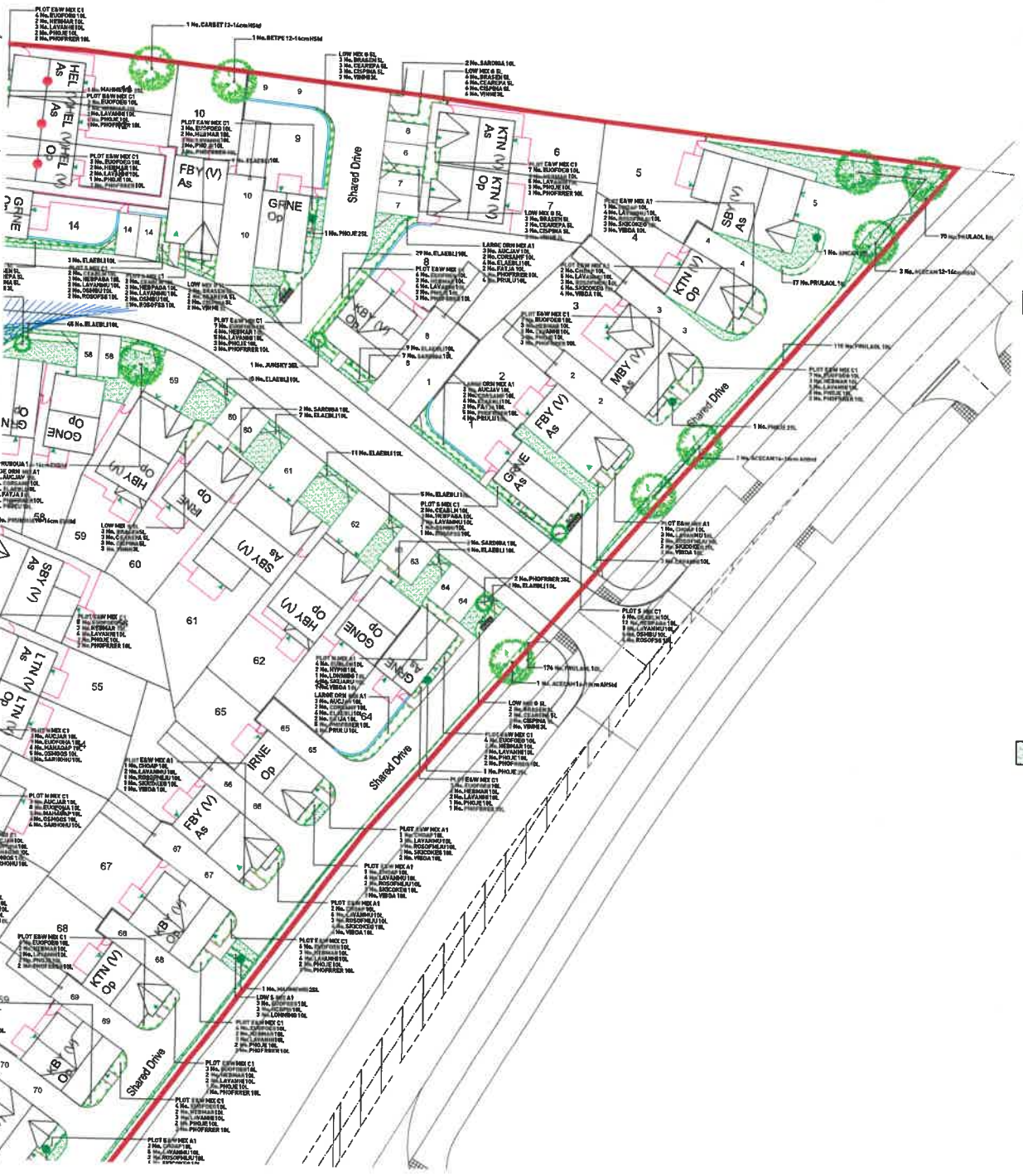
<b>PROJECT NO.</b> 19171	<b>DRAWING NO.</b> 101	<b>REV</b> F
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**STATUS**  
PRELIMINARY

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IMPLEMENTATION AND MAINTENANCE SCHEDULES

- 1. GENERAL
2. PLANTING
3. MAINTENANCE
4. REMOVAL AND REPLACEMENT

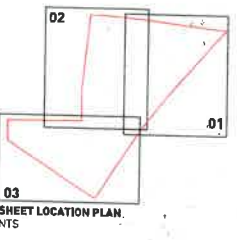


PLANT SCHEDULE

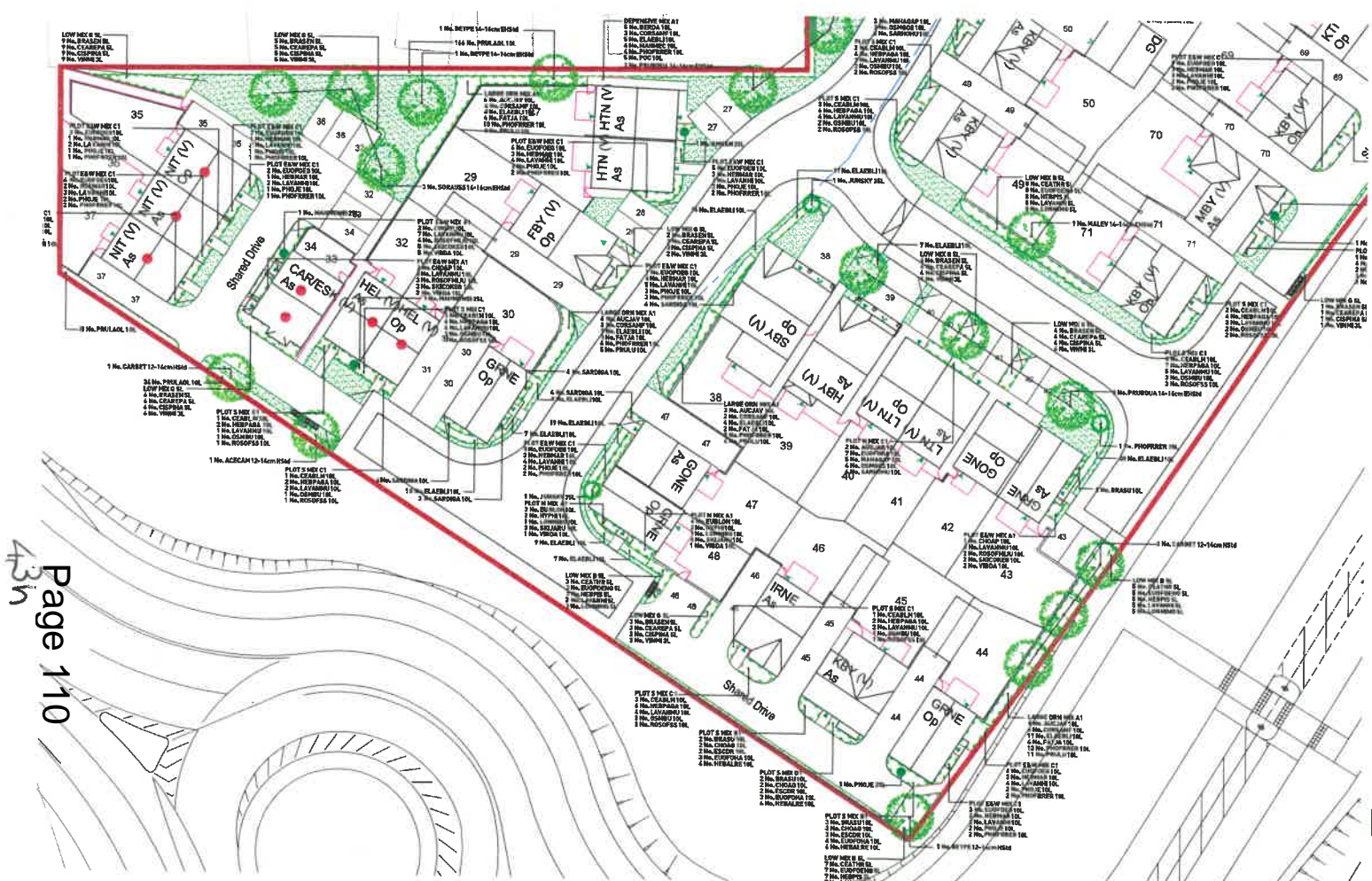
Table with columns for PROPOSED TREES, PROPOSED SPERMATOPHYTES & GYMNOGAMS, PROPOSED DECIDUOUS TREES, PROPOSED PERENNIALS & SHRUBS, and PROPOSED LAWN TURF. Includes species names, quantities, and supplier information.

Key elements: Site boundary, Existing hedgerow to be retained, Soft landscape proposals. Includes a large 'Page 108' watermark and a north arrow.

NOTES
1. All trees shown shall be...
2. All trees shown shall be...
3. All trees shown shall be...







### PLANT SCHEDULE

PROPOSED TREES	COMMON NAME	SUPPLY HEIGHT (M)	CERT	QTY (N/A)
ACACIA	Acar eucalyptus	Common	10m	4
ACACIA	Acar eucalyptus	Common	10m	4
BETHE	Betula pendula	Common	10m	4
BETHE	Betula pendula	Common	10m	4
CORNET	Coronilla varia	Common	10m	4
MALEU	Maleu 'Tasman'	Common	10m	4
PROCELA	Proceles 'Tasman'	Common	10m	4
SORAUZE	Sorbus aucuparia 'Swarlow's Seedling'	Common	10m	4

PROPOSED SPECIMEN TREES & CLIMBERS	SUPPLY HEIGHT (M)	CERT	QTY (N/A)
ABRU	25L	100-150cm	2
ABRU	25L	100-150cm	2
ABRU	25L	100-150cm	2
ABRU	25L	100-150cm	2
ABRU	25L	100-150cm	2

PROPOSED BIRCH TREES	SUPPLY HEIGHT (M)	CERT	QTY (N/A)
ABRU	25L	100-150cm	2
ABRU	25L	100-150cm	2
ABRU	25L	100-150cm	2
ABRU	25L	100-150cm	2
ABRU	25L	100-150cm	2

PROPOSED BIRCH TREES	SUPPLY HEIGHT (M)	CERT	QTY (N/A)
ABRU	25L	100-150cm	2
ABRU	25L	100-150cm	2
ABRU	25L	100-150cm	2
ABRU	25L	100-150cm	2
ABRU	25L	100-150cm	2

Page 110

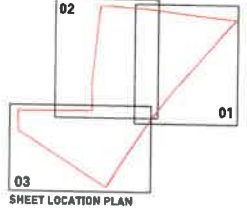
**IMPLEMENTATION AND MAINTENANCE GUIDELINES**

- 10. GENERAL**
  - 10.1 All trees and plants to be planted in accordance with the specifications and standards set out in this document.
  - 10.2 All trees and plants to be planted in accordance with the specifications and standards set out in this document.
  - 10.3 All trees and plants to be planted in accordance with the specifications and standards set out in this document.
- 11. PLANTING**
  - 11.1 All trees and plants to be planted in accordance with the specifications and standards set out in this document.
  - 11.2 All trees and plants to be planted in accordance with the specifications and standards set out in this document.
  - 11.3 All trees and plants to be planted in accordance with the specifications and standards set out in this document.
- 12. MAINTENANCE**
  - 12.1 All trees and plants to be planted in accordance with the specifications and standards set out in this document.
  - 12.2 All trees and plants to be planted in accordance with the specifications and standards set out in this document.
  - 12.3 All trees and plants to be planted in accordance with the specifications and standards set out in this document.

**KEY**

- Site boundary
- Existing hedgerow to be retained
- Soft landscape proposals

Refer to plant schedule for details.



**SHEET LOCATION PLAN**



Street Scene      Plot 37      Plots 33/34      Plot 31 & 32      Plot 30      Plot 48      Plot 46      Plot 45      Plot 44



Proposed Site Layout

43  
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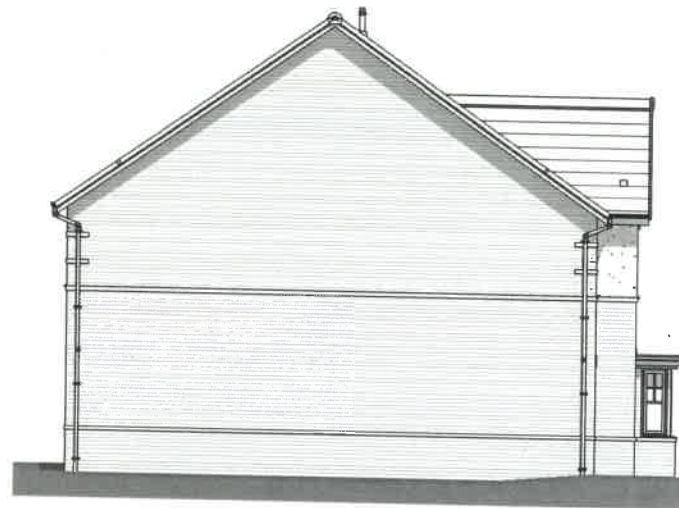
Front Elevation.  
1 : 100



Right Side Elevation.  
1 : 100



Rear Elevation.  
1 : 100



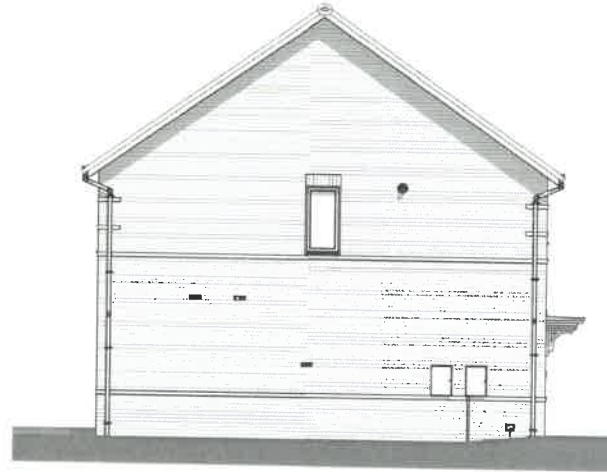
Left Side Elevation.  
1 : 100

#	06/02/2020	SE	Roller Plus updated, External tap changed to castin. Minor
A	15/05/2019	ME	Final layout updated
REV	DATE	BY	AMENDMENTS
<b>AVANT</b> homes			
<b>O9 - O20 SPECIFICATION</b>			
<b>Construction</b>			
Area: 113.4 m <sup>2</sup> / 1221 sq.ft.			
DATE:	15/05/2019	SCALE @ A3:	1 : 100
DWG TITLE:	DRAWN BY:		MB
Planning Sheet - Elevations			
HOUSE TYPE:			
Finsbury Det - Village			
COORDS REFERENCE:			
FBY 09			
DRWG No:	REV:		B
O9-O20/FBY/002			





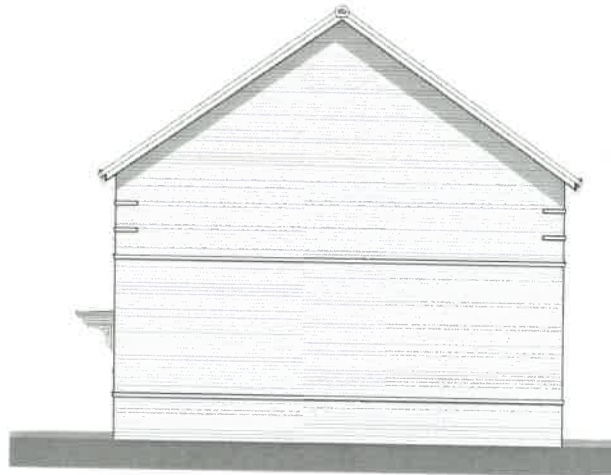
Front Elevation.  
1 : 100



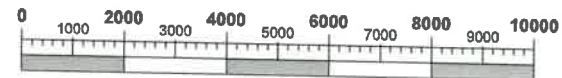
Left Elevation.  
1 : 100



Rear Elevation.  
1 : 100



Right Elevation.  
1 : 100



Scale Bar @ 1:100  
(mm)

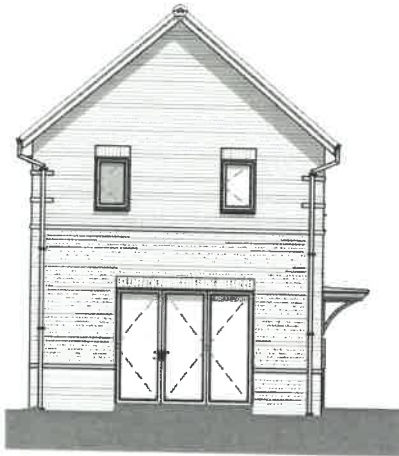
05/06/2020	EA	Presentation Materials updated.
15/05/2020	MB	Final Issues
DATE	BY	AMENDMENTS
<b>AVANT</b> homes		
O20 SPECIFICATIONS		
Planning		
Area: 85.70 m <sup>2</sup> / 923 sq.ft.		
DATE:	SCALE @ A3:	DRAWN BY:
05/28/20	1 : 100	EA
DWG TITLE:		
Planning Sheet – Elevations		
HOUSE TYPE:		
Golfstone - Det - Village		
CONS REFERENCE:		
GONE O20		
DRWG No:	REV:	
O20/GONE/002	B	



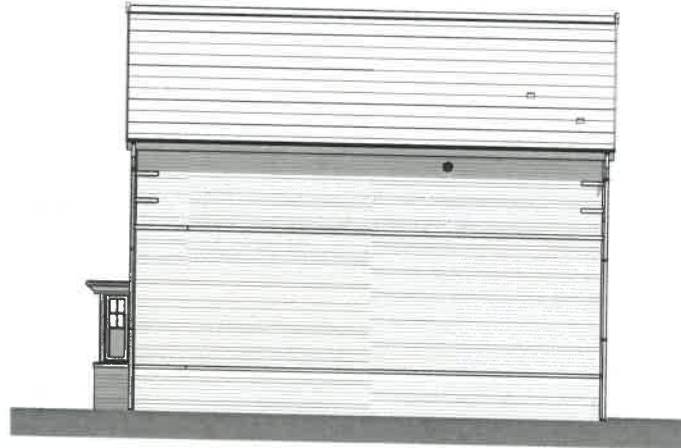
Front Elevation.  
1 : 100



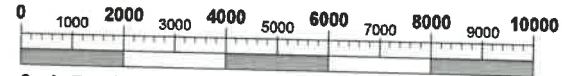
Left Elevation.  
1 : 100



Rear Elevation.  
1 : 100



Right Elevation.  
1 : 100



Scale Bar @ 1:100  
(mm)

C	05/06/2020	RF	Presentation standards updated.
B	27/03/2020	MB	Front door canopy & front elevation updated
A	27/03/2020	SH	Final Review
REV	DATE	BY	REMARKS

**AVANT**  
homes

**O20 SPECIFICATION**

**Planning**

**Area:** 85.9 m<sup>2</sup> / 925 sq.ft.

DATE: 27/03/2020 SCALE @ A3: 1 : 100 DRAWN BY: EA

DWG TITLE: Planning Sheet - Elevations

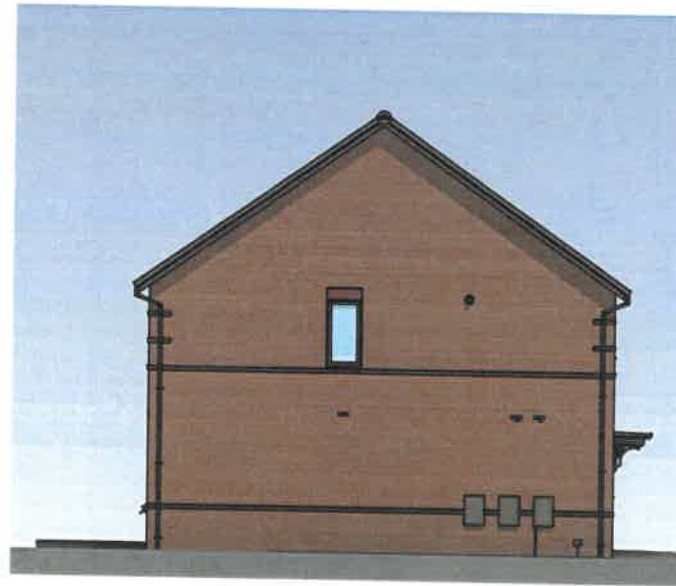
HOUSE TYPE: Greystone - End - Village

CONS REFERENCE: GRNE O20

DRWG No: O20/GRNE/002 REV: C



Front Elevation.  
1 : 100



Left Side Elevation.  
1 : 100



Rear Elevation.  
1 : 100

C	15/03/2019	MB	Colour alterations added. Facades and window frames shown in the colour palette. Applied window head style updated.
B	11/02/2018	MB	Revised and aligned with 3rd party design.
A	15/06/2018	JF	First Issue
REV	DATE	BY	AMENDMENTS
<b>AVANT</b> homes			
<b>07 SPECIFICATION</b>			
<b>Construction</b>			
Area: 86.4 m <sup>2</sup> / 930 sq.ft.			
DATE:	SCALE:	DRAWN BY:	
20/04/2018	A3: 1 : 100	Author	
DWG TITLE:			
Planning Sheet - Elevations			
HOUSE TYPE:			
Haddington - End - Village			
CONS REFERENCE:			
HTNa E3			
DRWG No:	REV:		
HTN/002	C		



**Front Elevation.**  
1 : 100



**Right Side Elevation.**  
1 : 100



**Rear Elevation.**  
1 : 100



**Left Side Elevation.**  
1 : 100

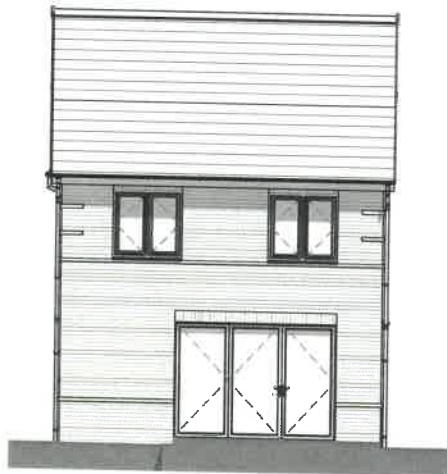
B	06/30/20	EA	Front door and garage style and Motor bus halter updated.
A	21/06/2019	MB	External tap changed to option.
REV	DATE	BY	AMENDMENTS
<b>AVANT</b> homes			
<b>09 - 020 SPECIFICATION</b>			
<b>Construction</b>			
<b>Area: 113.9 m<sup>2</sup> / 1227 sq.ft.</b>			
DATE:	SCALE @ A3:	DRAWN BY:	
21/06/2019	1 : 100	MB	
DWG TITLE:			
Planning Sheet - Elevations			
HOUSE TYPE:			
Hobury - Det - Village			
CONS REFERENCE:			
HBY4VMD			
DRWG No:			
09-020/HBY/002			
REV:			B



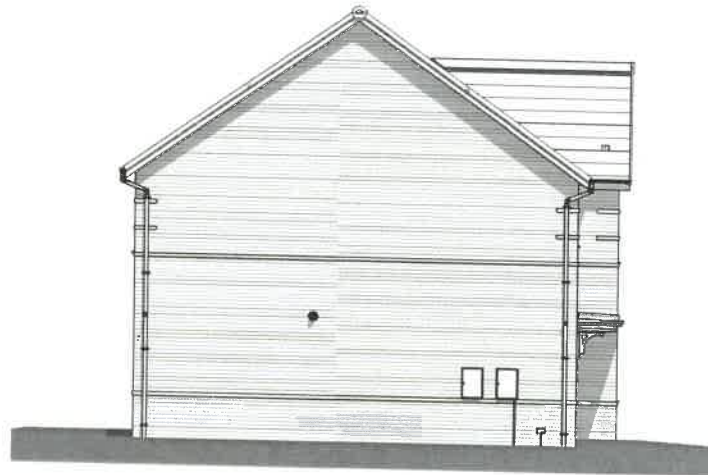
Front Elevation.  
1 : 100



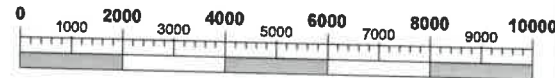
Right Side Elevation.  
1 : 100



Rear Elevation.  
1 : 100



Left Side Elevation.  
1 : 100

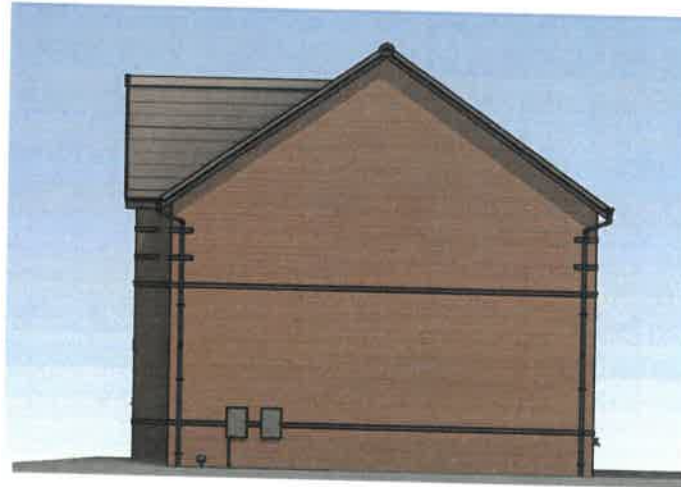


Scale Bar @ 1:100  
(mm)

REV	DATE	BY	AMENDMENTS	05/04/2020	MB	Presentation of standards updated
A	27/03/2020	MB	First Issue			
<b>AVANT</b> homes						
O20 SPECIFICATION						
Planning						
Area: 93.8 m <sup>2</sup> / 1010 sq.ft.						
DATE:	07/02/2020	SCALE @ A3:	1 : 100	DRAWN BY:	MB	
DWG TITLE: Planning Sheet - Elevations						
HOUSE TYPE: Irkstone - Det - Village						
CONS REFERENCE: IRNE O20						
DRWS No: O20/IRNE/002						
						REV: B



Front Elevation.  
1 : 100



Right Elevation.  
1 : 100



Rear Elevation.  
1 : 100



Left Elevation.  
1 : 100

C	13/02/2019	MS	Coloured elevations added. Facades and window frames shown in the colour diagram. Displayed window head style included.
B	23/02/2019	OF	Revised and aligned with 3rd party design.
A	20/04/2018	JF	First issue.
REV	DATE	BY	AMENDMENTS
<b>AVANT</b> homes			
<b>O7 SPECIFICATION</b>			
<b>Construction</b>			
Area: 88.51 m <sup>2</sup> / 952.81 sq.ft.			
DATE:	20/04/2018	SCALE @ A3:	1 : 100
DWG TITLE:	Planning Sheet - Elevations		
HOUSE TYPE:	Kinnerton - Det - Village		
CONS REFERENCE:	KTN3VMD		
DRWG No:	KTN/002	REV:	C



Front Elevation.  
1 : 100



Window omitted  
unless dual aspect  
version is required

Window omitted  
unless dual aspect  
version is required

Right Elevation.  
1 : 100



Rear Elevation.  
1 : 100



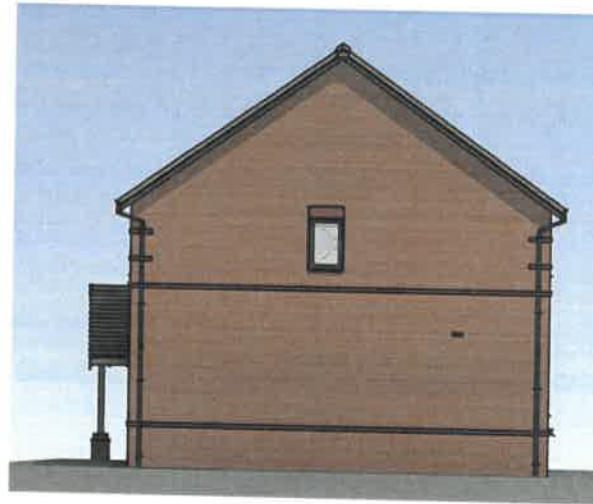
Left Elevation.  
1 : 100

434  
Page 119

D	16/02/2019	MB	Proposed to bay window.
C	18/01/2019	BF	Coloured Elevations added. Main roof Fascia and window frames shown in the colour Salmorol. Low level roof fascia shown as white.
B	11/09/2018	MK	Renamed and aligned with 3rd party designs.
A			
DATE	BY		
	ARCHITECTS		
<b>AVANT</b> homes			
<b>07 SPECIFICATION</b>			
<b>Construction</b>			
Area: 120.5 m <sup>2</sup> / 1297 sq.ft.			
DATE:	SCALE @ A3:	DRAWN BY:	
20/04/2018	1 : 100	Author	
DWG TITLE:			
Planning Sheet - Elevations			
HOUSE TYPE:			
Kintbury - Det - Village			
COMS REFERENCE:			
KBY4VMD			
DRWG No:			
KBY/002			
REV:			D



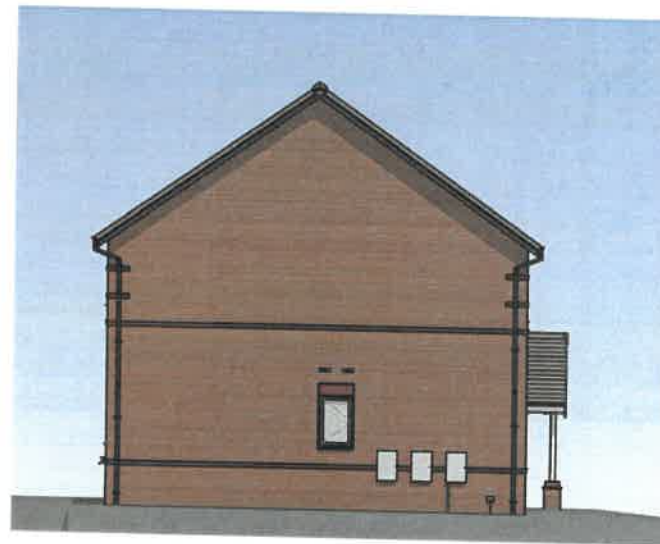
Front Elevation.  
1 : 100



Right Elevation.  
1 : 100



Rear Elevation.  
1 : 100



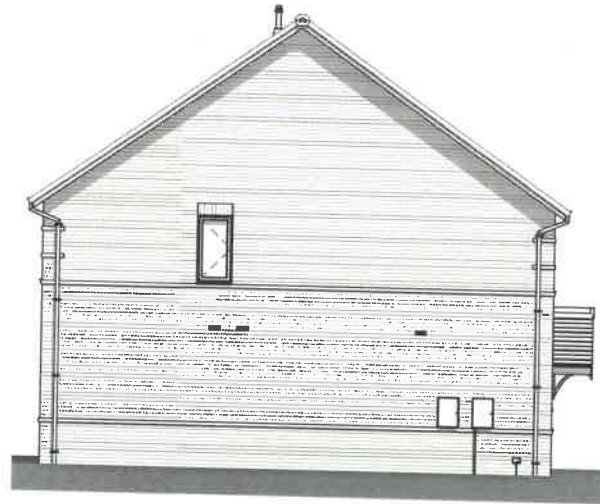
Left Elevation.  
1 : 100

C	10/01/2010	SP	Construction Elevations added.
B	11/08/2010	MC	Main roof fascia and window frames shown in the colour Belmont, Low level roof fascia shown as white.
A	25/04/2018	JF	Revised and aligned with 3rd party design.
REV	DATE	BY	REMARKS
<b>AVANT</b> homes			
<b>07 SPECIFICATION</b>			
<b>Construction</b>			
Area: 125.9 m <sup>2</sup> / 1355 sq.ft.			
DATE:	SCALE @ AS:	DRAWN BY:	
20/04/2018	1 : 100	JF	
DWG TITLE:			
Planning Sheet - Elevations			
HOUSE TYPE:			
Lathbury - Det - Village			
CONS REFERENCE:			
LB4VMD			
DRWG No:			
LB4VMD			
			REV. C





**Front Elevation.**  
1 : 100



**Left Side Elevation.**  
1 : 100



**Rear Elevation.**  
1 : 100

R	21/02/2019	MB	Softer line updated, windows height updated, External top changed to option, Entrance door pattern changed.
A	15/05/2019	MB	09 Specification Update
REV	DATE	BY	DESCRIPTION
<b>AVANT</b> homes			
<b>09 - 020 SPECIFICATION</b>			
<b>Construction</b>			
<b>Area:</b> 92.6 m <sup>2</sup> / 997 sq.ft.			
DATE:	SCALE @ A3:	DRAWN BY:	
15/05/2019	1 : 100	MB	
DWG TITLE:			
<b>Planning Sheet - Elevations</b>			
HOUSE TYPE:			
<b>Lorton - End - Village</b>			
CONS REFERENCE:			
<b>LTN 09</b>			
DRWG No:			
<b>09-020/LTN/002</b>			
			REV:
			<b>B</b>

435



Front Elevation.  
1 : 100



Right Side Elevation.  
1 : 100



Rear Elevation.  
1 : 100

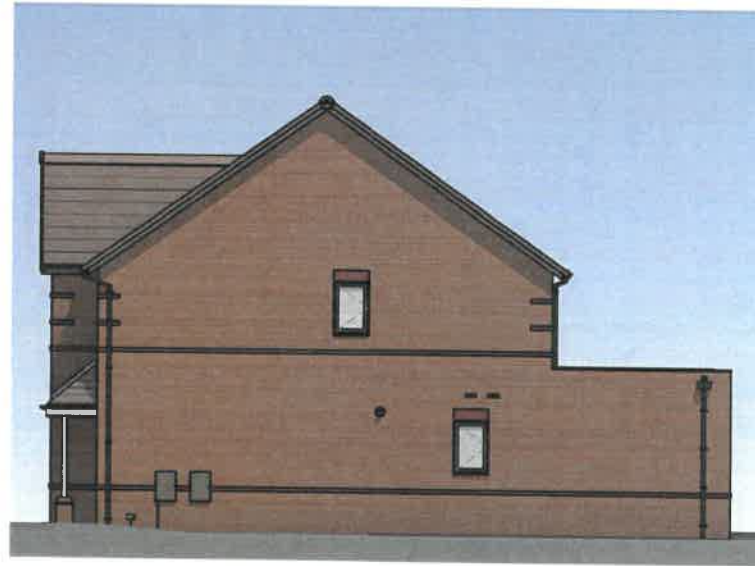


Left Side Elevation.  
1 : 100

C	25/02/2018	JP	Delayed window head style updated.
B	21/06/2018	MC	Removal and aligned with 3rd party design.
A	15/06/2018	JF	Final issue
REV	DATE	BY	REMARKS
<b>AVANT</b> homes			
<b>07 SPECIFICATION</b>			
<b>Construction</b>			
Area: 131.5 m <sup>2</sup> / 1415 sq.ft.			
DATE:	SCALE @ A3:	DRAWN BY:	
15/06/2018	1 : 100	JF	
DWG TITLE:			
Planning Sheet - Elevations			
HOUSE TYPE:			
Modbury - Det - Village			
COMS REFERENCE:			
MBY4VMD			
DRWG No:			
MBY/002			
			REV: C



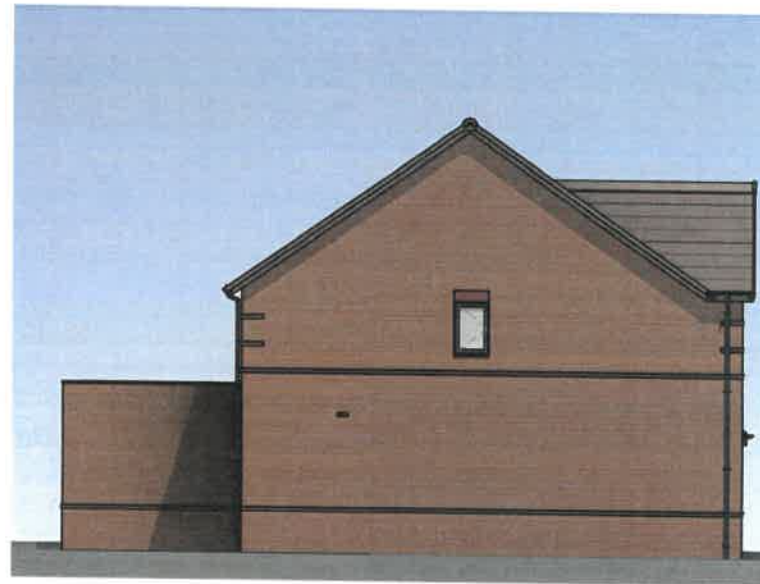
Front Elevation.  
1 : 100



Right Side Elevation.  
1 : 100



Rear Elevation.  
1 : 100



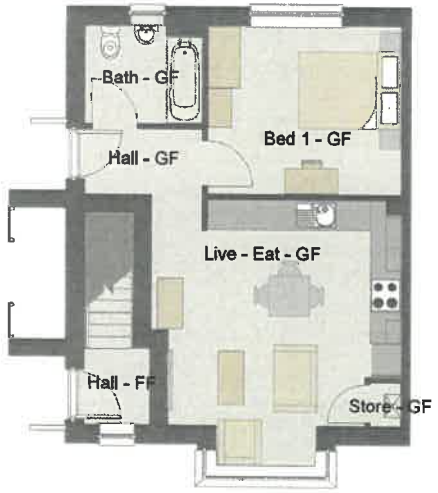
Left Side Elevation.  
1 : 100

430  
Page 123

C	06/05/2019	RF	Coloured elevations added. Frames and window frames shown in the colour. Background, plotted window has not been plotted.
B	31/08/2018	AK	Revised and aligned with 3rd party design
A	20/04/2018	JF	First issue
REV	DATE	BY	REMARKS
<b>AVANT</b> homes			
<b>07 SPECIFICATION</b>			
<b>Construction</b>			
<b>Area:</b> 139.6 m <sup>2</sup> / 1503 sq.ft.			
DATE:	20/04/2018	SCALE @ A3:	1 : 100
DWG TITLE:	Planning Sheet - Elevations		
HOUSE TYPE:	Sudbury - Det - Village		
CONS REFERENCE:	SBY4VMD		
DRWG No:	SBY/002	REV.	C

**Total Internal Area (All Floors)**

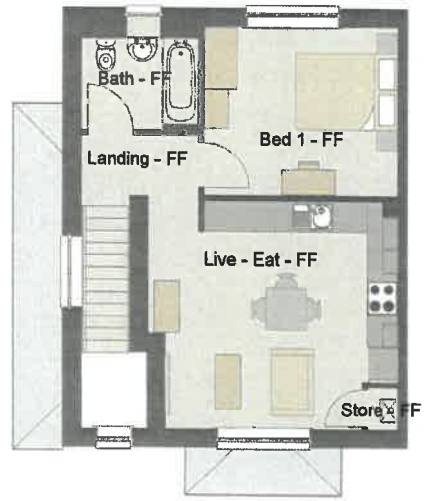
Ground Floor GIA	43.8 m <sup>2</sup>	471 ft <sup>2</sup>
First Floor GIA	47.0 m <sup>2</sup>	506 ft <sup>2</sup>
Grand total: 2	90.8 m <sup>2</sup>	977 ft <sup>2</sup>



**Ground Floor. - Carradale**  
1 : 100



**Front Elevation.**  
1 : 100



**First Floor. - Eskdale**  
1 : 100



**Rear Elevation.**  
1 : 100



**Left Elevation.**  
1 : 100

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<b>A7 SPECIFICATION</b>		
<b>CONSTRUCTION</b>		
<b>Area: 90.80 m<sup>2</sup> / 977 sq.ft.</b>		
DATE: 20/09/2019	SCALE @ A3: 1 : 100	DRAWN BY: EA
<b>DWG TITLE:</b> Planning Sheet - Floor Plans & Elevations		
HOUSE TYPE: Carradale / Eskdale - End - Village		
CONS REFERENCE: CAR A9		
DRWG No: A9/CAR-ESK/001	REV: A	

07/10/2019 09:58:31



Ground Floor.  
1 : 100



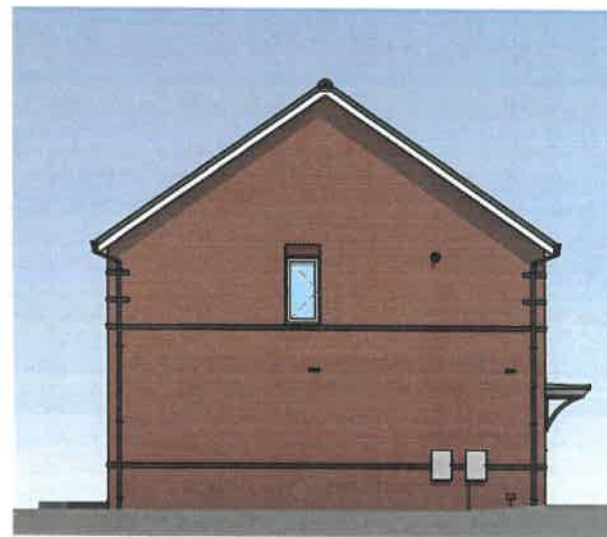
Front Elevation.  
1 : 100



First Floor.  
1 : 100



Rear Elevation.  
1 : 100



Left Elevation.  
1 : 100

Total Internal Area (All Floors)

Ground Floor GIA	34.6 m <sup>2</sup>	373 ft <sup>2</sup>
First Floor GIA	34.6 m <sup>2</sup>	373 ft <sup>2</sup>
Grand total: 2	69.2 m <sup>2</sup>	745 ft <sup>2</sup>

A	25/07/18	PB	Final Issue
REV	DATE	BY	AMENDMENTS
<b>AVANT</b> homes			
<b>A7 SPECIFICATION</b>			
<b>CONSTRUCTION</b>			
Area: 69.20 m <sup>2</sup> / 745 sq.ft.			
DATE:	SCALE @ A3:	DRAWN BY:	
15/08/18	1 : 100	PB	
DWG TITLE:			
Planning Sheet - Floor Plans & Elevations			
HOUSE TYPE:			
Helmsdale - End - Village			
CONS REFERENCE:			
HEL2VME2018			
DRAWING No:			REV:
HEL/001			A

Total Internal Area (All Floors)		
Ground Floor GIA	42.0 m <sup>2</sup>	452 ft <sup>2</sup>
First Floor GIA	42.0 m <sup>2</sup>	452 ft <sup>2</sup>
Grand total: 2	83.9 m <sup>2</sup>	903 ft <sup>2</sup>



Ground Floor.  
1 : 100



Front Elevation.  
1 : 100



First Floor.  
1 : 100



Rear Elevation.  
1 : 100



Left Elevation.  
1 : 100

A	20/018	PB	First Issue
REV	DATE	BY	AMENDMENT
<b>AVANT</b> homes			
<b>A7 SPECIFICATION</b>			
<b>CONSTRUCTION</b>			
Area: 83.90 m <sup>2</sup> / 903 sq.ft.			
DATE:	15/08/18	SCALE @ A3:	1 : 100
DRAWN BY:			PB
DWG TITLE: Planning Sheet - Floor Plans & Elevations			
HOUSE TYPE: Nithsdale - End - Village			
COINS REFERENCE: NIT3VME2018			
DRWG No:	NIT/001	REV:	A



**SIDE ELEVATION**  
Scale 1:100



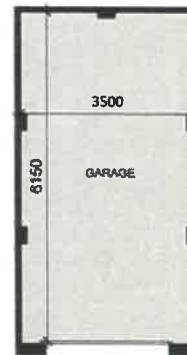
**SIDE ELEVATION**  
Scale 1:100



**REAR ELEVATION**  
Scale 1:100



**SIDE ELEVATION**  
Scale 1:100



**GROUND FLOOR PLAN**  
Scale 1:100

				<b>ELEVATIONS &amp; PLANS</b>				<b>AVANT</b> homes
A 11.09.20 RE Garage width increased to comply with 3.3M clear width				GARAGE TYPE: SG1				
REV	DATE	BY	APPROVED BY	SCALE @ A3: As indicated	DRAWN BY	DATE Feb 2018	REV - A	



**FRONT ELEVATION**  
Scale 1:100



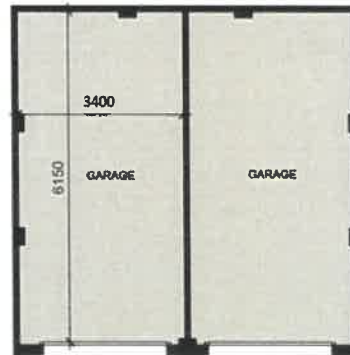
**SIDE ELEVATION**  
Scale 1:100



**REAR ELEVATION**  
Scale 1:100



**SIDE ELEVATION**  
Scale 1:100



**GROUND FLOOR PLAN**  
Scale 1:100

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				<b>ELEVATIONS &amp; PLANS</b>				
A	11.09.20	RE	Garage width increased to comply with 3.3M clear width	GARAGE TYPE: DG2				
REV	DATE	BY	REASON	SCALE @ A3: As indicated	DRAWN BY:	DATE: Feb 2018	REV: - A	