

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 09/04/2013</b>	<b>Item No: 5.2</b>
<b>Report Originator</b>	<b>Christina Riley Senior Development Officer</b>	<b>Application No: KET/2012/0810</b>
<b>Wards Affected</b>	<b>Queen Eleanor and Buccleuch</b>	
<b>Location</b>	<b>Teal House (land adj), Duck End, Cranford</b>	
<b>Proposal</b>	<b>Full Application: 1 no. dwelling</b>	
<b>Applicant</b>	<b>Cranford Management</b>	

### 1. PURPOSE OF REPORT

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

### 2. RECOMMENDATION

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

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

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

2. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts a to d have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition d has been complied with in relation to that contamination.

#### A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

#### B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

#### D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition a, and where remediation is necessary a remediation scheme must be prepared in accordance with

the requirements of condition b, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition c.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with section 11 paragraphs 120 and 121 of the National Planning Policy Framework.

3. No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the recording of any items of archaeological interest in accordance with section 12 paragraph 141 of the National Planning Policy Framework.

4. Before the development hereby permitted is begun, a scheme demonstrating how the development will incorporate techniques of sustainable construction and energy efficiency, provision for waste reduction and recycling and provision for water efficiency and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of energy efficiency and sustainable construction in accordance with policy 14 (b) of the North Northamptonshire Core Spatial Strategy.

5. No development 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.

REASON: In the interests of the visual amenities of the area in accordance with policy 13 (h, i and o) of the North Northamptonshire Core Spatial Strategy.

6. All external walls shall be constructed in natural stone and shall not be laid, coursed or pointed other than in accordance with a sample panel which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period.

REASON: In the interests of the character and appearance of the Conservation Area and the setting of the adjacent listed buildings in accordance with policy 13 (h, i and o) of the North Northamptonshire Core Spatial Strategy.

7. No development shall take place on site until full details of all windows, doors, timber finishes, verge detailing and rainwater goods have been submitted to and

approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the character and appearance of the Conservation Area in accordance with policy 13 (h, i and o) of the North Northamptonshire Core Spatial Strategy.

8. No development shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the amenities and privacy of the neighbouring property in the interests of amenity in accordance with policy 13 (l) of the North Northamptonshire Core Spatial Strategy.

9. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (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 east and west elevations or roof planes of the building.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with policy 13 (l) of the North Northamptonshire Core Spatial Strategy.

10. 10. The access shall be provided in accordance with the details shown on Drawing No: KA9708/01 Rev B 'Site Plan, Floor Plans & Elevations' and shall be surfaced with a bound surface/paving from the edge of the carriageway known as Duck End and the line of the existing stone wall. The gradient of the drive shall not exceed 1:15 to a point 10m of the edge of the carriageway of the adjoining highway. The access shall have suitable drainage facilities to prevent surface water discharging over the highway. Any gates provided at the point of access to the site shall be hung so as to open inwards into the site only. The access shall be provided prior to the occupation of the dwellings and thereafter retained.

REASON: To ensure a satisfactory means of access to the highway in accordance with policy 13 (d) of the North Northamptonshire Core Spatial Strategy.

### **Justification for Granting Planning Permission**

The proposal is in accordance with national and local policies as set out in Paragraph 14 and 17 and Section 6, 7 of the National Planning Policy Framework, Policies 2 and 26 of The East Midlands Regional Plan, Policies 1, 13 and 14 of the North Northamptonshire Core Spatial Strategy and Policies 7 and RA3 of the Local Plan for Kettering Borough. The issues relating to the principle of development, residential amenity, design and highway safety are material planning considerations and, in reaching the decision to approve the proposal, have been carefully weighed against all relevant policy considerations.

## **Officers Report**

### **3.0 Information**

#### **Relevant Planning History**

No relevant planning history.

#### **Site Description**

Officer's site inspection was carried out on 07/02/2013.

The application site consists of a grassed field on the northern side of Duck End. It lies between 12 -18 Duck End (Grade II Listed Buildings) to the west and Teal House, a modern detached dwelling to the east. To the rear of the site is open countryside. A stone boundary wall is to the front (south) and west boundaries of the site, with a high leylandii type hedge and post and wire fence to the west. The rear boundary is marked by a rail fence. The ground levels slope downwards from south to north (from the front to the rear of the site). A small tree is located in the plot.

Access to the site is proposed from Duck End and through the front boundary wall.

#### **Proposed Development**

Single dwelling, double garage and associated access.

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

The application site is within Cranford Conservation Area and is adjacent to listed buildings 12, 14, 16 and 18 Duck End.

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

#### **Parish Council**

No objection – but express concern regarding the vehicle access and that main sewerage drainage system runs through what will be the side garden.

#### **Highway Authority**

No objection - subject to the adherence to normal highway standards for an access to a dwelling and the access being formed so that it joins with the access for Teal House, making a wider dropped kerb for both these properties.

#### **Environmental Health**

No objection subject to usual contaminated land condition and working hours condition.

#### **English Heritage**

No objection.

#### **Northamptonshire County Council – Archaeology**

No objection subject to a condition requiring an archaeological programme of

works.

### **Neighbours**

4 letters have been received objection to the proposal on the following grounds: -

- i) large house is too big for the plot
- ii) the design and location within plot is out of character with the surrounding area and does not follow recommendations in the Cranford Conservation Area Appraisal (2007)
- iii) loss of part of a boundary wall to provide access
- iv) Duck End is a narrow road; all neighbours have had near misses, with the bench, salt bin and wall being damaged.
- v) new access at corner will make existing accesses more hazardous, present traffic is increasing in volume and size even without this development
- vi) there are no footpaths so walking down Duck End is dangerous
- vii) loss of privacy/overlooking of neighbouring gardens, windows and new annex
- viii) loss of light
- ix) noise disturbance from cars/garaging
- x) the immediate view (wall, grass patch etc) and far view looking down Duck End towards the north and Slipton Road will be lost
- xi) village needs low cost housing
- xii) there is a discrepancy between the red line shown on the location plan/in the D & A Statement and the site area shown on 'Site Plan, Floor Plan and Elevations' Drawing No. KA9708/01 Rev A.
- xiii) understood there is a sewer crossing the site which cannot be built on

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Paragraph 14: The presumption in favour of sustainable development

Paragraph 17: Core Planning Principles

Section 6. Delivering a wide choice of high quality homes

Section 7. Requiring good design

Section 11. Conserving and enhancing the natural environment

Section 12. Conserving and enhancing the historic environment

### **East Midlands Regional Plan**

Policy 2. Promoting Better Design

Policy 26: Protecting and Enhancing the Region's Natural and Cultural Heritage

### **North Northamptonshire Core Spatial Strategy**

Policy 1. Strengthening the Network of Settlements

Policy 13. General Sustainable Development Principles

Policy 14: Energy Efficiency and Sustainable Construction

**Local Plan**

7. Development in the open countryside  
RA3. Rural Area: Restricted Infill Villages

**Emerging Policies (Local Development Framework)**

**SPGs**

Sustainable Design SPD

**6.0 Financial/Resource Implications**

None

**7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle
2. Amenity
3. Character
4. Archaeology
5. Impact on Highway Safety
6. Sustainability and energy efficiency
7. Contaminated Land

1. Principle

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Kettering Borough currently consists of the North Northamptonshire Core Spatial Strategy (CSS) adopted in June 2008, the East Midlands Regional Plan adopted March 2009 and saved policies from the Local Plan for Kettering Borough and the Northamptonshire County Structure Plan.

Policy 1 of the North Northamptonshire Core Spatial Strategy (CSS) requires development in villages to be contained within village boundaries. The application site lies within the designated Cranford village boundary. Cranford is classed as a Restricted Infill Village by saved Policy RA3 which reflects the need to protect the village environment and its limited ability to absorb new development.

Policy RA3 states that 'planning permission will only be granted in restricted infill villages such as Cranford if the proposal is within the defined village boundary; the proposal is appropriate in terms of size, form, character and setting; the proposal does not involve the development of open space; and the proposal takes account of the need to conserve energy'.

National planning policy in the NPPF is a material consideration in planning

decisions. Paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development; Paragraph further 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

The site lies within the village boundary in a Restricted Infill Village, the principle of residential development on the site is therefore established and, subject to all other material considerations as outlined below it is considered that the proposal is acceptable in principle, in accordance with policy 1 of the CSS, policy RA3 of the Local Plan for Kettering Borough and paragraphs 14 and 49 of the NPPF.

## 2. Amenity

Policy 13(l) of the North Northamptonshire Core Spatial Strategy requires that development will not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking. Paragraph 17 of the NPPF (Core Planning Principles) states planning should 'always seek to secure ... a good standard of amenity for all existing and future occupiers of land and buildings.'

The nearest neighbours to the application site are 12, 14, 16 and 18 Duck End, which lie to the west, Teal House is located to the east, with 6 Duck End to the south-east and 3 Duck End to south-west.

The southern elevation of the proposed dwelling overlooks the blank gable wall, rear elevations and gardens of 14, 16 and 18 Duck End. This elevation has a small window to a hall and patio doors at ground floor level and a window to a bedroom at 1<sup>st</sup> floor level. The proposed ground floor windows and door will be screened by the existing boundary wall. The proposed bedroom window will overlook the rear of 14 – 18 Duck End, however these areas are already overlooked. The presence of existing overlooking, coupled with a separation between the new window and existing dwellings of approximately 21m means that any additional overlooking from the new dwelling is considered to be acceptable.

The proposed dwelling is located sufficiently to the east of 14 – 18 Duck End (approximately 21m) to limit the possibility of loss of light or it being overbearing in nature to an acceptable level.

12 Duck End is the nearest dwelling to the site. It has a blank elevation closest to the new dwelling and only two 1<sup>st</sup> floor windows in the rear elevation. There will be some oblique overlooking of the rear elevation and garden of 12 Duck End, but again these areas are already overlooked. It is not considered that the additional overlooking caused by this proposal will add significantly to overlooking already experienced and the proposal is therefore, considered acceptable in this respect. Any loss of light will be limited due to the lack of windows in those parts of the 12 Duck End nearest to the application site.

The new dwelling is sighted over 21m to the north of 3 and 6 Duck End, and as a result will not result in an unacceptable loss of amenity to these dwellings.



At its closest point the proposed dwelling is sighted approximately 9m from the boundary with Teal House, 11m from Teal House itself and over 23m from Teal House annex; which lie to the north-east and east of the application site respectively.

Whilst there might be some slight overshadowing of the front garden and parking area of Teal House this will be limited to the afternoon. As any overshadowing will be of the front garden rather than dwelling it is considered to be acceptable in this respect. The distance between the proposed dwelling (11m) and its location at an angle to Teal House will limit the potential for the development to be overbearing for residents of the existing dwelling, likewise the 23m separation distance between the proposed dwelling and Teal House annex. Comments in relation to overlooking are noted, however the distances involved, (11m and 23m) the nature of the space to be overlooked (front garden and parking area) and the design of the building (only one window at first floor level) mean that whilst there will be some overlooking of Teal House and annex it is not considered sufficient to justify a refusal of the application.

The residents of Teal House have objected to the development due to the noise that will be created by vehicles from the new dwelling using the driveway and garage. There will be a distance of 5m from the edge of the driveway through the site and Teal House, and over 10m from the garage to Teal House. The relationship is no worse than that seen in many locations and as a result it is not considered that it would be possible to refuse the application on these grounds.

To conclude, it is considered the proposed scale, siting and design of the dwelling, will minimise any potential amenity impact on its neighbours and that no unacceptable harm to neighbouring amenity would result from the proposal. The amenity impact of the development is acceptable and complies with CSS policy 13 part I.

### 3. Character

The application site lies with Cranford Conservation Area. S72 of The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty upon a Local Planning Authority to pay special attention to the desirability of preserving (which legally has been held to mean maintain the 'status – quo') or enhancing the character or appearance of that area when considering whether to grant planning permission for development within it.

Listed buildings 12, 14, 16 and 18 Duck End lie to the east of the site. S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty on the local planning authority to have special regard to the desirability of preserving the setting of a listed building when considering whether to grant planning permission for development which affects that setting.

Policy 13(h) of the NNCSS requires that developments be of a high standard of design, architecture and landscaping and respect and enhance the character of

its surroundings. Policy 2 of the East Midlands Regional Plan seeks well designed safe development which responds well to local context.

Para 17 of the NPPF requires the Local Planning Authority to seek to secure a high quality of design in new development, Section 7 gives greater detail stating that good design is a key aspect of sustainable development, which is indivisible from good planning. Section 10 requires the Local Planning Authority to assess the impact of development which impacts on heritage assets such as Listed Buildings and Conservation Areas and to take into account the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.

Objectors have commented that the design of the new dwelling is too large and out of character with the Conservation Area and neighbouring dwellings.

The proportions of the floor plan of dwelling reflect those of its nearest neighbours – No 12 and 14 Duck End, Grade II Listed Buildings. No 12 is 10m long and 6m deep, No 14 is 9m long and 7m deep. Other neighbouring dwellings are either very close to these measurements (4 and 6 Duck End) or larger (3 Duck End and Teal House). At 9.65m long and 6m deep the new dwelling is considered to be in proportion with its nearest historical neighbours and a better reflection of the character of the Conservation Area than some of the modern development around it.

The proposed dwelling will be set back from the road on ground which slopes downwards from south to north (from the front to the rear of the plot). This position respects and reflects the character and appearance of the Conservation Area and the setting of neighbouring Listed Buildings. A condition requiring the submission of existing and proposed floor levels with reference to neighbouring dwellings will allow the Local Planning Authority greater control over these aspects of the development.

The applicants have designed the proposed dwelling to reflect the character of neighbouring historic properties, rather than the more modern dwellings nearby. By 'borrowing' features from No 12 and 14 Duck End, for example stone walls and slate roof with coursed stone parapets, gabled 'lucarne windows' (i.e. windows which lie part in the roof and part in the main body of the building), timber porch and windows, the proposal ensures that the character of the Conservation Area will be preserved. Conditions requiring samples of materials and additional details of doors and windows will ensure that the detail of these elements matches the character of the Conservation Area.

The location of the dwelling towards the centre rather than the front of the plots is different to its nearest neighbour No 12 Duck End; however other properties in the immediate vicinity of the site are set back from the road. The closest neighbour to the west, Teal House is a large modern detached dwelling over 25m back from the road. Due to its location within the plot the new property will act as a visual 'stepping stone' between the traditional terrace properties to the west of the site and Teal House. The setting back of the dwelling respects

the setting of the adjacent listed buildings.

Additionally, if the dwelling were to be set on the same building line as No 12 this would result in the loss of a significant element of the boundary wall. Whilst this boundary wall is not identified as being an 'Significant Boundary Wall' within the Conservation Area Appraisal it does have a positive benefit on the character of this part of the Conservation Area and the loss of nearly 10m stretch of it, (as would be needed if the dwelling were to be built in this location) would be unacceptable.

The loss of part of the wall to form an access to the property is unfortunate, but is an inevitable consequence of a dwelling in this location. The loss of this much smaller element of the wall needs to be balanced against the impact of the development on the Conservation Area. As detailed above it is considered that the design, scale and location of the dwelling within the plot will preserve the character of the Conservation Area and this preservation balances out the loss of the wall.

Objectors have commented on the loss of view that will be the result of the development. The proposal will undoubtedly alter the appearance of this part of the Conservation Area, however this view has not been identified in the Cranford Conservation Area appraisal as a 'Significant View', or the land as Historically and Visually Important Open Space within the Site Specific Options Paper. The application site is not considered to be of significant importance to be protected from development, therefore the test is whether the development within the space preserves (maintains the status-quo) of the area. As the design of the proposed dwelling reflects the character of neighbouring Listed Buildings it is considered that the proposal achieve this.

The proposed double garage is located behind the dwelling, is single story and to be constructed of slate, timber horizontal boarding and timber garage doors. The use of timber rather than stone for the walls of the garage, its location and scale will make the garage subordinate to the proposed dwelling.

In summary, it is considered that the design, scale and location of the proposed dwelling and garage are acceptable and will not have an adverse impact on the neighbouring listed buildings or Conservation Area. The proposal thus preserves the character of the Conservation Area in accordance with s72 of The 1990 Planning (Listed Buildings and Conservation Areas) Act and policy 2 of the East Midlands Regional Plan, policy 13(h) of the North Northamptonshire Core Spatial Strategy and Para 17, Section 7 and Section 10 of the NPPF which require new development to be a high quality of design and to reflect, respect and enhance the character of its surroundings.

#### 4. Archaeology

Policy 26 of the East Midlands Regional Plan states that cultural heritage should be protected and enhanced and that damage to historic assets should be avoided.

Section 10 requires the Local Planning Authority to assess the impact of

development which impacts on heritage assets such as archaeological remains and to take into account the desirability of sustaining and enhancing the significance of heritage assets. When considering applications on a site which has the potential for archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Northamptonshire County Council have noted that there is the potential for remains of archaeological interest to survive on the site and that normally a field evaluation would be required, however in the light of the probability of truncation on the site, in this instance they consider a condition for an archaeological programme of works will be acceptable.

As a result it is considered that this aspect of the scheme conforms to policy 26 of the East Midlands Regional Plan, and Section 10 of the NPPF which seek to protect archaeological remains.

#### 5. Impact on Highway Safety

Policy 13 (d) of the North Northamptonshire Core Spatial Strategy requires new development to have a satisfactory means of access and provide for parking, servicing and manoeuvring in accordance with adopted standards. Policy 13(n) requires development not to have an adverse impact on the highway network or to prejudice highway safety.

The application includes a new access to the highway. Standing highways advice requires an access width between 3.2 and 3.7m for a single property, with vehicular visibility splays of 43m in each direction from a point 2m behind the highway and pedestrian visibility splays of 2m x 2m.

There have been objections to the proposal on the highway safety grounds; however the Local Highway Authority has no objection to the application provided their standard requirements are met. The applicant has produced a detailed plan of the access which shows that the Local Highway Authorities standards can be met, it would not therefore be reasonable to refuse the application on highway safety grounds.

Parking is proposed on site in a double garage, with sufficient space to the front of the garage for additional cars. Parking space will be available on the driveway. It is therefore considered that the parking provided on site is sufficient.

A condition is proposed to ensure the access and parking facilities will be acceptable.

#### 6. Sustainability and Energy Efficiency

Policy 14(b) of the North Northamptonshire Core Spatial Strategy states that development should meet the highest viable standards of resource and energy efficiency and reduction in carbon emissions. All developments should incorporate techniques of sustainable construction and energy efficiency, provide for waste reduction/recycling and water efficiency and be in

accordance with the requirements of the North Northamptonshire Sustainable Design SPD. Policy 10 of the NPPF requires new development to meet Local plan requirements on decentralised energy supply unless it can be demonstrated that this is not feasible or makes the development unviable.

The Design and Access Statement states that the scheme could provide for all or some of the following: - a ground source heat pump, high efficiency building fabric, mechanical heat recovery system, rainwater harvesting, enhanced insulation, use energy efficient lighting and appliances. It also states that the dwelling has garden areas suitable for external clothes drying and storage space for cycles, and that refuse / recycling bin storage will be provided. Whilst the Design and Access Statement sets out general principles, it does not provide specific detail on how policy 14 (b) will be complied with, however this issue can be addressed by condition.

#### 7. Contaminated land

Paragraphs 109 and 121 of the NPPF requires development to enhance the local environment by remediating and mitigating contaminated land ensuring it complies with Part IIA of the Environmental Protection Act 1990. Due to the underlying geology present throughout Northamptonshire, levels of naturally occurring arsenic, vanadium and chromium found throughout the borough frequently exceed the levels at which the risk from arsenic, vanadium and chromium to human health is considered acceptable for residential land use.

To prevent any unacceptable risk to human health to future occupiers of the site Environmental Health recommended an investigation on site will be necessary to assess the extent of contamination which will then inform a remediation scheme. This can be satisfactorily secured by condition in the interests of human health, property and the wider environment.

#### **Comments on other points raised by proposal**

Development over sewers is dealt with under Building Regulations and the Private Sewer Transfer Regulations with Anglian Water.

#### **Conclusion**

The scheme is in accordance with national and local planning policy. The scheme is in keeping with the character of the area and raises no adverse implications for residential amenity or highway safety.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Christina Riley, Senior Development Officer on 01536 534316

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

Ref:

Date:

# SITE LOCATION PLAN

Teal House (land adj), Duck End, Cranford  
Application No.: KET/2012/0810



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