

BOROUGH OF KETTERING

Committee	Full Planning Committee - 30/07/2013	Item No: 5.5
Report Originator	Mark Philpott Assistant Development Officer	Application No: KET/2013/0313
Wards Affected	Slade	
Location	1 Sterling Court, Loddington	
Proposal	Full Application: Demolition of office building. Erection of 4 no. dwellings	
Applicant	The Big Issue SIPP	

1. PURPOSE OF REPORT

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

2. RECOMMENDATION

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

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

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

2. No development shall 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, and existing ground levels of land surrounding the site, 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: To preserve the character of the area and to protect the privacy of the occupiers of adjoining properties in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. 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 dwellinghouses shall not be occupied until the scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the amenities and privacy of neighbouring properties in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and retained. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of visual amenity and in the interests of neighbouring amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

5. 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 openings, buildings, structures or other alterations permitted by Classes A, B, C or E of Part 1 of Schedule 2 of the Order shall be constructed on the application site.

REASON: In the interests of the character of the surrounding properties and the Conservation Area and in the interests of the amenities of occupiers of neighbouring properties in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

6. 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 of the North Northamptonshire Core Spatial Strategy.

7. No development shall take place on site until full eaves details 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 of the North Northamptonshire Core Spatial Strategy.

8. The rooflights shall be of conservation type that sit flush with the plane of the roof. The rooflights shall not be installed until full rooflight details 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 of the North Northamptonshire Core Spatial Strategy.

9. No development shall commence on site until details of the materials to be used for hard and paved surfacing have been submitted to and approved in

writing by the Local Planning Authority. The approved surfacing shall be completed before the dwellinghouses are first occupied.

REASON: In the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

10. The garages hereby permitted shall be permanently kept available for the parking of vehicles.

REASON: To ensure adequate on-site parking provision for the approved dwellinghouses and to discourage parking on the adjoining highway in the interests of local amenity and highway safety in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

11. 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. The development shall not be carried out other than in accordance with the approved details which shall be fully implemented before the dwellinghouses are occupied.

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

12. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to C have been complied with. 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 part 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 part a, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part 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 part 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 policy 13 of the North Northamptonshire Core Spatial Strategy.

13. No development shall take place until the applicant, or their agents and successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that features of archaeological interest are properly examined and recorded in accordance with paragraph 141 of the National Planning Policy Framework and policy 13 of the North Northamptonshire Core Spatial Strategy.

14. Before the development hereby permitted is begun, a scheme demonstrating how the development will incorporate techniques of sustainable construction and energy efficiency and provision of water efficiency and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

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

Officers Report

3.0 Information

Relevant Planning History

KE/88/0715 – Change of use from teaching block to offices.

APPROVED 28.10.1988.

Site Description

Officer's site inspection was carried out on 28.06.2013.

The site is located within the settlement boundary of Loddington, which is defined by the Local Plan for Kettering Borough as a 'restricted infill village'.

The site comprises a large two storey office building (circa early-1970s) and a car park, which are set back from Main Street and accessed via a long drive to the south of the site. Land levels decrease steeply to the north-east of the site, with the office building appearing as a series of tiers, and with external stairs required to access the north-eastern corner of the site.

The entrance to the site is within the Loddington Conservation Area, but the principal part of the site is outside of the Conservation Area. The entirety of the site is located within the curtilage of the Grade II* Listed Loddington Hall, which is to the west.

The south-western shared boundary with Loddington Hall is bound by a large wall which decreases in height away from Main Street. The north-western boundary adjoins open countryside and garden land in the ownership of no. 4 Sterling Court, and features extensive screening in the form of mature trees and vegetation. The mature screening extends around the north-eastern corner of the site before being replaced by thick hedging, which also bounds the south-eastern site boundary. The north-eastern and south-eastern limits of the site are bound by a driveway connecting to 4 dwellings, which are set on a significantly lower land level than the site. The driveway to those dwellings connects to the application site access.

A public right of way runs through the site from Main Street along the south-western boundary to the open countryside to the north.

The site is surrounded by distinctly separate pieces of development. Loddington Hall to the south-west is grand, tall and elegant with intricate design features and set within large grounds. Nos. 4-7 Sterling Court to the north-east form a modern back land development consisting of large, detached two storey dwellinghouses outside of the Conservation Area. The properties within Main Street include detached two storey dwellinghouses and the Village Hall, which are all within the Conservation Area.

Development within the Conservation Area typically consists of 1.5-2 storey terraced or detached dwellings constructed from ironstone under slate roofs.

Proposed Development

The application proposes the demolition of the existing office building, and the erection of 4 no. dwellinghouses. For further information please see section 7.0 of this report.

Any Constraints Affecting the Site

Curtilage of Grade II* Listed Building – Loddington Hall
Conservation Area – Loddington (access only)
Public Right of Way – GR/002

4.0 Consultation and Customer Impact

Loddington Parish Council

Object on the following grounds:

- There is no reference to the public footpath (GR2); the loss of the footpath is strongly opposed.
- The developer needs to carry out a complete sewer survey. There are already problems with the sewerage on Main Street and this development may cause further problems for existing properties within the vicinity. A pre-development evaluation of the sewerage system needs to be completed with Anglian Water.

The Parish Council also comment that the current building has asbestos, and may therefore require specialist demolition.

The Parish Council do not object to the principle of the development to the specification set out in the application, as they believe this will enhance the village.

Anglian Water

No objection

English Heritage

No objection. Make the following comments:

- No objection to demolition of existing 1970's building.
- Success of development in terms of the relationship with the Listed Building depends on the use of high quality materials and attention to detailing and finish.

Environmental Care

No representation received at time of writing report.

Environmental Health

No objection. Recommend contaminated land condition.

Highway Authority

Object on the following grounds:

- The development should be served by an access at least 4.5m in width for the first 10m from the highway. The proposed width is 4.1m which is unacceptable. This problem is compounded by the presence of the right of way. The applicant should agree to widen the access.
- The development could trigger the requirement for the access road to be constructed to an adoptable standard.
- The submitted transport statement (whilst not required) contains various deficiencies which need addressing, including but not limited to: a site masterplan, tracking plan for refuse vehicles, marked visibility splays on the access improvement plan appended to the statement, information regarding the number of proposed bedrooms within the houses and a clearer survey of existing and proposed traffic movements and flows.

NCC Archaeology

No objection. Recommend archaeological programme of works condition as the potential for archaeological remains within the site.

Neighbours

3 neighbours in support. Summarised as follows:

- 4 Sterling Court, Main Street – Development will improve the appearance of the area. Trees on the boundaries of the site should be retained wherever possible for screening purposes.
- 9 Stable Yard, Main Street – Development would be preferable to existing 'sixties square block'; would probably result in less traffic.
- 4 Brandon House, Hall Gardens – Over the past few years over thirty cars have been present on site daily and no complaints have arisen. The residential development would cause minimal traffic noise.

2 neighbour objections. Summarised as follows:

- 3 Cransley Road – The application does not appear to make reference to the existing public right of way (GR2). Development of this site should not be approved unless the ROW is maintained and left accessible.
- 8 Main Street – The Parish Council have previously raised that the village sewers are overloaded and new houses require septic tanks. Due to the topography and location of the site, the septic tanks may overflow into Loddington Brook. Anglian Water should be contacted about the capability of the sewers and the location of the sewer. The notice does not make it clear if the existing building is to be demolished.

5.0 Planning Policy

National Planning Policy Framework

Core planning principles

Section 6. Delivering a wide choice of high quality homes
Section 7. Requiring good design
Section 12. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1. Strengthening the Network of Settlements

Policy 9. Distribution and Location of Development

Policy 10. Distribution of Housing

Policy 11. Distribution of Jobs

Policy 13. General Sustainable Development Principles

Policy 14. Energy Efficiency and Sustainable Construction

Local Plan

Policy RA3. Rural Area: Housing in Restricted Infill Villages

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development
2. Impact on the Setting of the Listed Building
3. Design, Appearance and Impact on the Character of the Conservation Area
4. Neighbouring Amenity
5. Parking, Access and Highway Safety
6. Archaeology, Land Contamination and Foul Sewage Drainage
7. Sustainable Construction and Energy Efficiency

1. Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the Development Plan, unless material planning considerations indicate otherwise.

The North Northamptonshire Core Spatial Strategy (CSS) forms the principal part of the Development Plan. A number of saved policies from the Local Plan for Kettering Borough (LP) also form an important part of the Plan. The National Planning Policy Framework (NPPF) provides national guidance which echoes the Development Plan.

CSS Policies 1, 9 and 10 all indicate that residential development should be directed towards existing built up areas, with priority given to sites which are accessible by a choice of means of travel and would reuse previously developed land. NPPF Section 6 has similar

requirements for new residential development, emphasising the need to significantly boost the supply of housing; to deliver a wide choice of homes; to widen opportunities for home ownership and to consider applications in the context of the presumption in favour of sustainable development.

The site is located within the defined settlement boundary, located on brownfield land and would boost the supply of housing. The principle of residential development in this location is therefore acceptable, provided that the proposal conforms to other policies within the Development Plan.

CSS Policy 11 requires that existing employment areas should be safeguarded for employment use, unless that it can be demonstrated that an alternative use would not be detrimental to the overall supply and quality of employment sites within the district and/or would resolve existing conflicts between land uses.

Information has been provided to justify the loss of the employment use. The building is no longer considered fit for purpose, having been constructed at a time where sustainable construction and energy efficiency were not identified as key concerns. It is considered by the developer to be economically unviable to improve the building to a sufficient standard to render it an attractive to prospective tenants, with much of the building either vacant or soon to be.

Whilst the information supplied does not demonstrate that the alternative use would not be detrimental to the overall supply and quality of employment sites with the district and/or would resolve existing conflicts between land uses, the information does go some way to justifying the loss of the employment site. The conflict of the proposal with CSS Policy 11 must therefore be considered in the context of the need to increase the housing supply and any other material planning considerations discussed below.

2. Impact on the Setting of the Listed Building

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities (LPAs) 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, CSS Policy 13 part (o) requires that development conserves and enhances historic landscape built environmental assets and their settings, and NPPF Section 12 states that in considering the impacts of development on the significance of designated heritage assets or their settings, great weight should be given to conservation.

The key public viewpoint where the site is considered to have an impact on the setting of Loddington Hall is from the public right of way which runs along the south-western boundary of the site, intersecting

Loddington Hall and the existing office building. Loddington Hall otherwise appears distinctly separate from the application site, as intervening screening by the substantial boundary wall, mature trees and surrounding residential development obscure the application site from views within the public realm. Whilst the impact of the development on the setting of the Listed Building should not be determined based only on visibility within the public realm, this does reduce the concerns the impact the development may have on the setting of the Listed Building.

The proposed development must be considered in the context of the existing buildings impact on the setting of Loddington Hall. The existing building is lower in height in comparison to both Loddington Hall and the proposed dwellings, but is prominent when viewed within the site and from the public right of way as a result of its monolithic design, large scale and incompatible design.

The proposed dwellings would be taller than the existing building, but would be far less prominent by being of a smaller scale, lesser mass, and by being equally distributed around the site at a low density. Furthermore, the dwellings have been designed to complement but not compete with the Listed Building. This has been achieved by proposing the use of similar materials and detailing to that incorporated in Loddington Hall and development fronting Main Street, but not by proposing overly intricate design features which would compete with the ornate Listed Building.

In the context of the existing office building, the proposed would result in the enhancement of the setting of the Listed Building. The proposal is therefore in accordance with NPPF Section 12 and CSS Policy 13 part (o).

3. Design, Appearance, and Impact on the Character of the Conservation Area

CSS Policy 13 part (h) and the NPPF Core planning principles and Section 7 require that development is of a high standard of design which is respectful of the character of its surroundings. In addition, as Loddington is defined as a restricted infill village, LP Policy RA3 requires that the proposal is appropriate in terms of size, form, character and setting of the village in terms of the local community and its environment.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'*. CSS Policy 13 part (o) and NPPF Section 12 also require the preservation or enhancement of Conservation Areas.

The application proposes four large, tall, detached dwellinghouses constructed from ironstone under slate roofs with white timber framed

fenestration and stone mullions. All 3 house types would feature high roofs providing for large attic spaces with rooflights to both the front and rear. House types B and C are very similar mirrors of each other which feature regular footprints and are relatively plain in the context of Loddington Hall. The type A dwelling, which is most visually associated with Loddington Hall as a result of its location, differs from types B and C by being L-shaped in form, featuring an attached garage and including more ornate design features.

The proposed dwellings, whilst tall, are respectful of the scale and density of development to the north-east and south-east. In order to preserve the low-density nature of the proposed dwellings, a condition removing permitted development rights allowing for extensions and outbuildings should be imposed.

Whilst the dwellings would be taller than development within the Conservation Area fronting Main Street, examples of 2.5 – 3 storey development is present in set back locations from Main Street. A condition requiring a levels plan to be submitted prior to development would ensure that the heights of the dwellings are appropriate.

Similarly, whilst a large number of rooflights are proposed within the roof planes of the dwellings, the use of roof lights within the Conservation Area immediately outside of the site is apparent. The proposed rooflights are therefore considered to be respectful of the character of the area, provided they are of a conservation type and set level with the external roof plane. This could be ensured by means of condition on any approval.

The materials proposed are compatible with the materials used in the construction of Nos. 4-7 Sterling Court, the Listed Building, and the majority of development within the Conservation Area. As the development is located next to the Listed Building and partially within the Conservation Area, a condition requiring materials to be submitted to and approved in writing by the Local Planning Authority should be imposed.

Additionally, a condition requiring eaves details to be approved in writing should also be imposed in order to ensure that the proposed eaves are compatible with the traditional eaves present throughout the majority of the Conservation Area.

The development is considered to be of good design, which is respectful of the character of its surroundings and the character of the Conservation Area. The proposal therefore considered to be acceptable and is in accordance with NPPF Sections 7 and 12, CSS Policy 13 parts (h) and (o) and LP Policy RA3.

4. Neighbouring Amenity

CSS Policy 13 part (l) and the NPPF Core planning principles require

that development results in a good standard of amenity.

There are no properties to the north-west of the site, and therefore no concerns regarding impacts to amenity in this direction.

Only Loddington Hall is adjacent to the south-west of the site. The proposed dwelling in the southern corner of the site is closest to the Hall at approximately 10m away. This dwelling would have little impact on the amenity of Loddington Hall in terms of overshadowing or overbearing because of the distance between the buildings and the large size of Loddington Hall in comparison to the dwelling. As a result of the proposed dwelling being set closer to Main Street in comparison to Loddington Hall, and the location of openings within the Hall facing the dwelling, the development would not result in a loss of privacy or overlooking of the Hall, despite window openings being proposed above ground floor level in both its front and side elevations. This is particularly considered to be the case given the existing large number of first floor windows present facing towards Loddington Hall.

The type A dwelling located towards the north-western corner of the site is also close to Loddington Hall, with the proposed attached garage being located approximately 15m from the Hall. No overshadowing or overbearing would occur as the proposed dwelling would be sufficiently distant from the Hall. Only an attic window is proposed in the side elevation of the principal part of the side elevation of the dwellinghouse facing the Hall, which would not result in overlooking or loss of privacy.

The rear of properties within the Conservation Area to the south-east are bound by close boarded fences, and a terraced building containing no window openings facing the site. As a result of the 2.5m hedge and mature trees to be retained on the boundary of the site, and the distance to the rear of these properties, no overshadowing, overbearing, overlooking or loss of privacy would occur in this direction as a result of either of the southernmost two dwellings or the two garages between them. Conditions requiring details of boundary treatments and landscaping to be submitted prior to the commencement of development would ensure that the development is appropriate.

The rear garden of no. 32 Main Street and the dwelling at no. 4 Sterling Court are located to the north-east of the site. The rear elevation of the type C dwelling would be approximately 6.4m from the north-eastern site boundary, but would be around 15m from the boundary of the rear garden at no. 32 and 20m from the nearest neighbouring building, with intervening hedges obscuring the development. In this context this part of the proposal would have no impact on neighbouring amenity.

As a result of the greatly changing land levels present both within and surrounding the site, the proposed type B dwelling located in the north-eastern corner of the site would, like the existing building, be set much higher than what would be the adjacent dwellinghouse at no. 4 Sterling

Court. The proposed dwelling is likely to improve the amenity of residents at no. 4 as the dwelling would be set back considerably in comparison to the existing office building. Provided that the existing trees which screen the majority of the existing building are retained, the impact of the development on no. 4 Sterling Court is considered acceptable.

The relationship between the dwellings within the site is considered to be good, with no potential impacts to amenity identified, particularly as boundary treatment and landscaping conditions are already considered to be required on any approval.

The proposed development would not result in an unacceptable detrimental impact to levels of neighbouring amenity. The proposal is therefore in accordance with the NPPF Core planning principles and CSS Policy 13 part (l).

5. Parking, Access and Highway Safety

CSS Policy 13 part (d) requires that development has a satisfactory means of access and provides for parking, servicing and manoeuvring in accordance with adopted standards, whilst part (n) requires that development does not have an adverse impact on the highway network and will not prejudice highway safety.

The application proposes that double garage parking spaces are provided for each dwelling. This is considered to be appropriate for the proposed 5-bedroom houses, particularly as there would be ample space for additional parking outside of the garages. A condition requiring that the garages are permanently retained for the parking of vehicles would be appropriate to ensure that parking provision is at an acceptable level. The level of parking provision is therefore acceptable.

The Highways Authority have objected to the development based the width of the access and the content of the transport statement.

As the Highways Authority have stated that a transport statement is not required, it is not considered appropriate to refuse the application based on the content of the statement. This is particularly the case as much of the information required is contained elsewhere in the application on floor plans, the site layout plan and the design and access statement.

The access to the site is 4.1m wide at its narrowest point, 0.4m narrower than current highway standards of 4.5m. This access currently serves the four dwellings at Sterling Court (built c.1986), as well as nearly 1000 sq.m of office space, which is split into a number of small suites and which are served by 27 car parking spaces.

The application would involve the loss of the office floorspace and its replacement by 4 no.5 bed dwellings. These would be served by 8 car parking spaces.

The transport statement provided by the applicant indicates that the number of trips generated by residential development at peak times would be significantly reduced from the office trip generation. Furthermore, there is a likelihood that these peak time trips would be less conflicting with the existing four dwellings as they would be more likely to be travelling in the same direction; i.e. the morning peak time would replace vehicles entering the site to the offices when residents are likely to be leaving their houses, by residents leaving their houses at the same time as other residents are leaving their houses.

Despite parts of the access being narrower than adopted standards, the majority of the access exceeds the standard requirements. Due to the speed at which vehicles are likely to navigate the access, two vehicles could pass side by side. Alternatively, the slower speeds required at the pinch point would encourage vehicle drivers to wait where a driver in the opposite direction is committed to passing that point. The impacts of the narrow part of the access would therefore be mitigated. Additionally, vehicles could enter and egress the site in a forward gear.

It should also be noted that the developer has revealed that attempts have been made to purchase the small parcel of land immediately outside the application site to the south, which limits the width of the proposed access to 4.1m. The developer has stated that discussions with the owner of the land were unsuccessful due to the cost implications.

The transport statement does include a plan proposing improvements to the access with Main Street. It is however considered appropriate to impose a condition to any approval to require a plan showing details of the construction of the access to ensure that the access and any improvements to it are adequate.

As the number of vehicles using the access each day is very likely to reduce it is considered that the development would also lead to an improvement in highways safety; the same conclusion is reached by the transport statement.

Much concern has been raised regarding the impact of the development on the public right of way running through the site. An amended site layout plan has been received to show that the right of way would be retained. Provided that the right of way is retained in this fashion, the concern would be addressed.

The development is therefore considered to be in accordance with CSS Policy 13 parts (d) and (n).

6. Archaeology, Land Contamination and Foul Sewage Drainage
NCC Archaeology has stated that there is the potential for remains of archaeological significance to survive on the site. Whilst the existing

office is likely to have caused considerable truncation of remains, there is potential for better survival of remains beneath the car park area. A programme of archaeological works condition is therefore considered appropriate; particularly as such programmes are supported by paragraph 141 of the NPPF.

Environmental Health have stated that due to the underlying geology present throughout Northamptonshire, the levels of some naturally occurring contaminants frequently exceed the levels at which the risk to human health would be considered acceptable for residential land use. A condition requiring a contaminated land investigation to be undertaken prior to the commencement of development therefore needs to be imposed on any approval.

Loddington Parish Council and a neighbour have raised concerns regarding the capacity of the sewers to accommodate additional development. The application form states that the foul sewage would be disposed of via existing connections to the mains sewer, to which Anglian Water have raised no objection. As the proposed development is unlikely to lead to a significant increase in pressure on the sewer system in the context of the existing 971sq.m. office development, and given that Anglian Water have not raised any concerns, the application is considered acceptable and in accordance with CSS Policy 13.

7. Sustainable Construction and Energy Efficiency

CSS Policy 14 requires that development should incorporate techniques of sustainable construction and energy efficiency, provide for waste reduction and recycling, and water efficiency and recycling, whilst LP Policy RA3 requires that proposals take account of the need to conserve energy through good building design and the use of appropriate materials.

Whilst it is noted that the proposed development is likely to result in a dramatic increase in energy efficiency in comparison with the existing building, more information regarding how the development would meet the requirements of CSS Policy 14 and LP Policy RA3 is needed. A condition requiring additional information regarding sustainable construction and energy efficiency techniques should therefore be imposed on any approval.

Subject to the condition, the proposal is in accordance with CSS Policy 14 and RA3.

Conclusion

The proposed development is in accordance with the Core planning principles and Sections 6, 7 and 12 of the NPPF, Policies 1, 9, 10, 13 and 14 of the CSS and Policy RA3 of the LP. Whilst limited information has been provided to justify the loss of the existing employment site, and there is therefore a degree of conflict with CSS Policy 13, the

proposed development would lead to a significant increase in the compatibility of the site with the adjacent Grade II Listed Building, and national policies place significant emphasis on the need to boost the supply of housing where appropriate.

The degree of conflict with CSS Policy 11 is therefore considered to be outweighed by the merits of the proposal, and the application is therefore recommended for approval, subject to conditions.

**Background
Papers**

Title of Document:

Date:

Contact Officer:

Mark Philpott, Assistant Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date: