



Appeal Decision

Hearing held on 18 February 2025

Site visit made on 18 February 2025

by **M Cryan BA(Hons) DipTP MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 19th August 2025

Appeal Ref: APP/M2840/W/24/3351908

Land south of Lamport Way, Stanton Cross, Wellingborough

Grid Ref Easting: 491448 Grid Ref Northing: 268250

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Grace Homes against the decision of North Northamptonshire Council.
 - The application reference is NW/22/00903/FUL.
 - The development proposed is the demolition of former farm buildings and erection of 60 dwellings with associated public open space and infrastructure; Means of access from Lamport Way, with additional footpath/cycle linkage.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of former farm buildings and erection of 60 dwellings with associated public open space and infrastructure; Means of access from Lamport Way, with additional footpath/cycle linkage; at land south of Lamport Way, Stanton Cross, Wellingborough (Grid Ref Easting: 491448 Grid Ref Northing: 268250), in accordance with the terms of the application, reference NW/22/00903/FUL, subject to the conditions in the attached Schedule 1.

Procedural Matters

2. On 12 December 2024 the Government published a revised National Planning Policy Framework ("the Framework"), replacing the December 2023 version extant when the planning application was determined. Later written submissions during the appeal, and all discussions at the Hearing, were therefore made in the light of the revised Framework.
3. An agreement under section 106 of the Town and Country Planning Act 1990 was submitted following the end of the Hearing, a draft version having been discussed at the event. It makes various provisions in respect of the proposed development. It is dated 27 February 2025, and is signed and executed as a deed. The Framework sets out policy tests for planning obligations; they must be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development. The same tests are enshrined in the statutory tests set out in Regulation 122 of the CIL Regulations. I return to the planning obligation below.

Reasons

4. The appeal relates to a site of approximately 2.8 hectares, comprising former farm buildings and fields, some 3km or so east of Wellingborough town centre. It is within the Stanton Cross Sustainable Urban Extension ("the SUE") which wraps

around almost the entire eastern side of Wellingborough. Housing development forming part of the SUE has already been completed north and west of the appeal site, and other schemes to the south and east are also coming forward. The proposed development is the demolition of the former farm buildings, and the erection of 60 dwellings (4 one-bedroom units, 12 two-bedroom units, 25 three-bedroom units and 19 four-bedroom units, along with associated public open space and infrastructure. Vehicular access would be from Lamport Way, which has been included as part the SUE infrastructure approvals. Other routes would provide connections for pedestrians and cyclists to the wider SUE.

5. On 27 March 2024 the Council refused planning permission for the appeal scheme. The decision was made by the Council's planning committee, contrary to the recommendation of its officers that planning permission should be granted. Three reasons were given for the refusal:
 1. *The proposed development lacks of on-site and off-site infrastructure and affordable housing having particular regard to viability.*
 2. *The proposed development would have an unacceptable impact on neighbour residential amenity contrary to policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy and policy Site 1 (M) of the Plan for the Borough of Wellingborough.*
 3. *The proposed single access is insufficient for the size of the site and therefore contrary to policy 8 (e)(i) of the North Northamptonshire Joint Core Strategy and policy Site 1 (M) of the Plan for the Borough of Wellingborough.*
6. Soon after the start of the appeal the Council stated that it did not wish to defend the second and third reasons, having essentially concluded (it was explained to me at the Hearing) that they were not sustainable. None of the evidence which has been put before me leads me to disagree with that assessment.
7. The remaining reason for refusal was the subject of considerable discussion between the main parties, which continued until the end of the week before the Hearing. At this point, following the preparation and review of further viability evidence, the Council and appellant reached an agreed position in respect of the level of affordable housing provision and developer contributions which the scheme could deliver, and the Council stated that it no longer wished to defend the first reason for refusal. In view of the late timing of this agreement, and in order to assist my understanding of the matter, it was necessary to have a short discussion of the viability position when the Hearing opened. Again though, none of the evidence put before me leads me to disagree with the main parties' eventual agreed position on this matter.
8. The principal of the scheme is supported by the allocation of the SUE (then referred to as "Wellingborough East" rather than Stanton Cross) in development plans from 1999 onwards; Policy "Site 1" of the 2019 Plan for the Borough of Wellingborough ("the PBW") set out the criteria for proposals within the SUE. The proposed development would make a positive contribution towards meeting the housing targets set out in Policies 28 and 29 of the 2016 North Northamptonshire Joint Core Strategy ("the NNJCS"). Among other things, in determining the planning application, the Council found that the proposed development would be acceptable in terms of its design and effects on the character and appearance of the area, on

the adjacent house Irthlingborough Grange (a non-designated heritage asset), and on the landscape.

9. Nothing which was put before me indicates that there would be any significant conflict with the development plan, nor that there are any material considerations which would justify a decision other than in accordance with the development plan; there are therefore no outstanding main issues to resolve. The remainder of the Hearing was devoted to discussing matters related to the planning obligation and suggested conditions, which I address below.

Other Matters

Upper Nene Valley Gravel Pits Special Protection Area and Ramsar site

10. The appeal site lies within the 3km buffer of the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar site (hereafter simply “the SPA”). The SPA is subject to statutory protection under the Conservation of Habitats and Species Regulations 2017 (as amended). Therefore, as the “competent authority”, it is necessary for me to carry out an “appropriate assessment” as part of my decision.
11. The SPA comprises 20 separate blocks of land and water, in the chain of exhausted sand and gravel pits extending approximately 35km along the River Nene floodplain. It is protected due to the number and type of bird species present. It is noted as an important area for the overwintering of populations of bittern, golden plover, gadwall, and mute swan, and it supports significant populations of other species.
12. At 60 dwellings, the appeal scheme would make up a relatively small proportion of the SUE, and under the SUE masterplan it would be separated from the SPA by other areas of residential development. Nevertheless, in combination with other plans or projects in the area, it would be likely to have significant adverse effects upon the SPA and the wildlife which relies on it, as a consequence of the increase in urbanisation and associated recreational pressures. This would compromise the conservation objectives of the protected sites.
13. In the context of an appropriate assessment, I can consider possible mitigation. In 2015 the Council adopted the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document (“the SPD”), prepared in consultation with Natural England. The SPD sets out the approach to avoiding or mitigating significant effects on the SPA, including by securing a financial contribution towards Strategic Access Management and Monitoring (SAMM), or other suitable mitigation. The appeal site and scheme meet the criteria set out in the SPD whereby a fixed contribution on a per dwelling basis can be collected to fund strategic measures across the SPA, rather than bespoke mitigation measures being necessary.
14. The submitted s106 agreement provides for a financial contribution of £21,817.20¹ to be made ahead of the commencement of development towards the improvement or maintenance of the SPA, in line with the provisions of the SPD. I am satisfied from the evidence before me, including discussions at the Hearing, that adequate mitigation for the likely significant effects of the proposed development on the integrity and conservation objectives of the SPA can be delivered through the

¹ Index linked to April 2023

planning obligation. I am also satisfied that the planning obligation meets the statutory tests in respect of the SPA.

15. I conclude that, subject to the implementation of the mitigation measures, there would be no adverse effect on the integrity of the Upper Nene Valley Gravel Pits SPA and Ramsar site. The proposed development would therefore accord with the Conservation of Habitats and Species Regulations 2017 (as amended), and with the policies of the Framework for conserving and enhancing the natural environment.

Planning obligation

Affordable housing and viability review obligations

16. The affordable housing obligation provides for four two-bedroom dwellings to be delivered onsite as First Homes, and includes measures for the identification of suitable properties within the scheme and the phasing of their delivery. The provision of affordable housing is required by Policies 1 and 30(d) of the NNJCS.
17. The level of provision of affordable housing would be lower than that sought by the development plan, but this is in line with the agreed viability evidence. The s106 agreement also provides for a viability review during the development phase which may lead to an additional contribution towards off-site affordable housing provision becoming payable. I am satisfied that these obligations meet the statutory tests.

Financial contributions obligation

18. The s106 agreement the payment of financial contributions to support the provision, expansion or enhancement of various services and amenities to support the development:
- A contribution of £51,526 will be made towards the costs of providing, expanding or enhancing primary and secondary education facilities and capacity. This is in line with the provisions of Policy 10 of the NNJCS, and Policy Site 1 of the PBW.
 - A contribution of £1,259 will be made towards the cost of enhancing Wellingborough Library, which serves the development, in line with the provisions of Policies 1, 7 and 10 of the NNJCS.
 - A contribution of £13,366 will be made towards the expansion of improvement of sports facilities in Wellingborough or Rushden, in line with the provisions of Policies 1 and 2 of the NNJCS, and Policies GI4 and GI5 of the PBW.
 - A contribution of £373 will be made towards the cost of providing allotments within the vicinity of the site, as part of the SUE, and in line with the provisions of Policy 10 of the NNJCS and Policies GI4 and GI5 of the PBW.
 - A contribution of £711 will be made towards the cost of providing or enhancing off-site public open space to serve the development, in line with the provisions of Policies 1 and 10 of the NNJCS and Policies GI4 and GI5 of the PBW.
 - A contribution of £10,192 will be made towards the cost of providing GP services at Albany House Centre, Abbey Medical Practice, or other primary

healthcare facilities in the Wellingborough area, in line with Policies 1, 7 and 10 of the NNJCS.

19. The financial contributions obligation also secures the payment in respect of SPA mitigation discussed above. The need for all of these contributions is supported by the development plan, and supplementary planning documents² provide advice on the appropriate level of contributions. Other than in respect of SPA mitigation, the amount of the contributions to be made is lower than that sought by the development plan, but this is in line with the viability evidence agreed between the main parties. I am satisfied that the obligation meets the statutory tests.

Biodiversity obligation

20. The s106 agreement provides for the submission of a biodiversity net gain (“BNG”) scheme to the Council for approval prior to the commencement of construction above slab level, and for the implementation of and adherence to that BNG scheme for a minimum period of 30 years. Biodiversity enhancements are sought by Policy 4 of the NNJCS and the Framework, and the 2015 Biodiversity Supplementary Planning Document provides guidance on the provision of such measures. I am satisfied that the obligation meets the statutory tests in this respect.

Conditions

21. I have considered the conditions proposed by the Council having regard to the tests in the Framework and the advice in the Planning Practice Guidance, as well as comments made at the Hearing, where the suggested conditions were discussed in detail. At the Hearing the main parties agreed that a number of the suggested conditions would not in fact be necessary for various reasons, including that they duplicated the provisions of other regulatory regimes (such as the Building Regulations), or dealt with matters already covered in the submitted plans and documents; as these are no longer the subject of dispute I have not addressed them here. I have also merged several of the suggested conditions, in the interests of brevity and for the avoidance of repetition, as discussed at the Hearing. Conditions 9 and 10 are pre-commencement conditions; accordingly, I note that the appellant has indicated their agreement to these conditions being imposed.
22. In addition to the standard time limit for commencement (1), in the interests of certainty a condition specifying the approved plans and documents (2) is necessary. A condition relating to phasing (3) is necessary in the interests of certainty and to align with the drainage strategy for the development.
23. A condition requiring retained trees and hedgerows to be protected (4) is necessary to protect the character and appearance of the area, while a condition relating to the implementation of mitigation and safeguarding measures (5) is necessary to protect biodiversity and ecology. A condition relating to accessibility standards (6) is necessary to comply with Policy 30 of the NNJCS, while a condition relating to water usage (7) is necessary to comply with Policy 9 of the NNJCS.
24. A condition restricting the hours of construction and demolition (including deliveries) (8) is necessary to protect the living conditions of nearby residents; in the interests of clarity I have made this a standalone condition rather than incorporating it into a

² Principally the Open Space: Developer Contributions, and Sports Provision: Developer Contributions documents

construction management condition. The condition requiring the submission and approval of, and adherence to, a construction management plan (9) is necessary to protect the living conditions of nearby residents, and to comply with Policy 8 of the NNJCS. In the interests of brevity and efficiency, this incorporates the principal necessary elements relating to a Construction Traffic Management Plan, a Demolition and Construction Environmental Management Plan, and a Construction Environmental Management Plan (Biodiversity) suggested by the Council across three separate conditions.

25. A condition relating to archaeological building recording (10) is necessary to ensure that features of archaeological interest are properly examined and recorded, and the results made available, in accordance with Policy 2 of the NNJCS and Paragraph 218 of the Framework.
26. A condition relating to unexpected contamination (11) is necessary to ensure that the development does not contribute to, and is not put at unacceptable risk or adversely affected by, unacceptable levels of water or ground pollution from previously unidentified contamination sources at the development site, in accordance with Policy 6 of the NNJCS and Paragraph 187 of the Framework.
27. A condition relating to foul drainage (12) is necessary to prevent harm to amenity or to the environment by ensuring that adequate foul drainage infrastructure is provided in a timely manner, and to comply with Policy 10 of the NNJCS. The condition relating to the pumping station to serve Phase 2 of the development (13) is necessary for the same reasons; the provisions of that condition relating to the assessment and management of noise impacts which may arise from the pumping station are necessary to protect living conditions for nearby residents, and to comply with Policy 8 of the NNJCS.
28. A condition relating to the approval of details, implementation, management and retention of hard and soft landscaping (14) is necessary to protect the character and appearance of the area, and to comply with Policy 3 of the NNJCS. In line with discussions at the Hearing, this single condition combines three separate conditions relating to landscaping originally proposed by the Council.
29. A condition relating to external materials (15) is necessary to protect the character and appearance of the area and to comply with Policy 8 of the NNJCS. A condition relating to the provision of electric vehicle charging points (16) will support measures to protect air quality in the locality, in line with the provisions of Paragraph 117 of the Framework. Conditions in respect of photovoltaic solar panels (17) and air source heat pumps (18) are necessary to ensure on-site renewable energy provision in accordance with Policy 9 of the NNJCS.
30. A condition relating to noise levels within dwellings (19) is necessary to ensure that occupiers do not suffer unacceptable disturbance, including from the proposed "Route 11" estate road. Conditions relating to verification (20) and maintenance (21) are necessary to ensure that surface water drainage systems will serve their intended purpose effectively.
31. Conditions relating to the management and maintenance (22) and surfacing (23) of estate streets, to the provision of vehicle parking (24) and cycle storage (25), and to the provision of adequate lighting (26), are necessary to ensure that adequate access to dwellings is provided for pedestrians, cyclists and drivers, to ensure personal and highway safety, and to comply with Policy 8 of the NNJCS. A

condition relating to the provision of facilities for the storage of refuse and recycling (27) is necessary to safeguard living conditions for future residents and to comply with Policy 8 of the NNJCS. Conditions relating to boundary treatments (28) and finished floor levels (29) are necessary to protect the character and appearance of the area, and to comply with Policy 8 of the NNJCS. Finally, a condition relating to the submission of a landscape and ecological management plan (30) is necessary to protect ecology and biodiversity over the long-term, and to comply with Policy 4 of the NNJCS.

Conclusion

32. For the reasons given above the appeal is allowed, and planning permission granted subject to conditions.

M Cryan

Inspector

Appearances

FOR THE APPELLANT:

Killian Garvey of Counsel, Kings Chambers

Daniel Browne, Land Director, Grace Homes

Mark Flood BA(Hons) DipTP MRTPI, Director, Insight Town Planning Ltd

Alex Grindrod MRICS, Associate Director, CBRE

Paul Hunt BA (Hons) LARTPI Solicitor, Partner, Howes Percival LLP

FOR THE LOCAL PLANNING AUTHORITY:

Sara Fayaz, Senior Planning Lawyer

David Wordsworth, Senior Development Management Officer

Documents submitted at or after the Hearing:

Updated CIL Regulation 122 Compliance Table

2016 Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document – Addendum to the SPA SPD: Mitigation Strategy

Updated s106 Agreement

Schedule 1 – Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby approved shall be carried out in accordance with the drawings and documents listed in Schedule 2.
- 3) The development shall be delivered in accordance with the phasing shown on drawing number JIG015-100 Rev D (Planning Layout including phasing) unless an alternative phasing plan is submitted to and agreed in writing by the Local Planning Authority.
- 4) Existing trees and hedgerows to be retained shall be protected in accordance with BS 5837:2012 and shall not be damaged or destroyed, uprooted, felled, lopped or topped during the site preparation and construction period of the development without the prior written consent of the Local Planning Authority.
- 5) All mitigation and safeguarding measures set out in the Ecology Appraisal by Allied Ecology for Irthlingborough Grange, Wellingborough NN8 1RG dated November 2022 (reference 22021 ecological appraisal VF) submitted to the LPA on 19 December 2023 shall be implemented at the appropriate stage of the development.
- 6) All dwellings hereby approved shall be built to meet the requirements of the national Accessibility Standards in category 2 (accessible and adaptable dwellings) in accordance with the schedule of the Approved Document M of the Building Regulations (2015). A minimum of 5% of the dwellings hereby approved shall be built to meet the requirements of national Accessibility Standards in Category 3 (wheelchair use) in accordance with the schedule of the Approved Document M of the Building Regulations (2015).
- 7) The dwellings hereby approved shall incorporate measures to limit water use to no more than 105 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).
- 8) Demolition or construction works (including the delivery or removal of plant, equipment, machinery, materials or waste) shall take place only between 08.00 and 18.00 from Monday to Friday, between 08.00 and 13.00 on Saturdays, and shall not take place at any time on Sundays or on Bank or Public Holidays.
- 9) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
 - i) A Construction Traffic Management Plan for each phase or sub-phase of the development, addressing:
 - the parking of vehicles of site operatives and visitors;
 - full details of a Routing Agreement; including a routing map to be given to all construction traffic drivers;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - the provision and use of wheel washing facilities.

- ii) A Construction Environmental Management Plan, addressing:
 - a risk assessment of potentially damaging construction activities;
 - the identification of "biodiversity protection zones" within the site;
 - practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - the location and timing of sensitive works to avoid harm to biodiversity features.
 - the times during construction when specialist ecologists need to be present onsite to oversee works.
 - Identification of responsible persons and lines of communication.
 - the role and responsibilities on site of an ecological clerk of works or similarly competent person.
 - the use of fences, exclusion barriers and warning signs to protect vulnerable areas of the site.
- iii) measures to control the emission of dust and dirt during construction;
- iv) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- v) delivery, demolition and construction working hours;
- vi) mitigation measures as defined in BS5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites, to minimise noise disturbance from construction works;
- vii) procedures for emergency deviation from the agreed working hours;
- viii) measures for controlling the use of site lighting whether required for safe working or for security purposes;
- ix) procedures for maintaining good public relations including complaint management, public consultation and liaison;
- x) arrangements for liaison with the Local Planning Authority Environmental Protection Team;

The approved Construction Method Statement shall be adhered to throughout the construction period of the development.

- 10) No development shall take place until a programme of archaeological building recording has been implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. This written scheme shall 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-fieldwork analysis and documentary research.
 - iii) completion of post-fieldwork analysis, preparation of site archive ready for deposition at a store (Northamptonshire Archaeological Record Centre) approved by the Local 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.
- 11) Any contamination that is found during the course of construction of the development hereby permitted that was not previously identified shall be

reported immediately to the local planning authority. Development on the part of the site affected shall be suspended until a risk assessment has been carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found, the development (or relevant phase of development shall not resume or continue until remediation and verification schemes have been carried out in accordance with details that shall first have been submitted to and approved in writing by the local planning authority.

- 12) No construction above slab level shall take place in any phase or sub-phase of the development until a scheme for on-site foul water drainage works for that phase or sub-phase, including details of the connection point and discharge rate to the public network, has been submitted to and approved in writing by the Local Planning Authority. The approved on-site foul water drainage works shall be implemented prior to the first occupation of any dwelling in that phase or sub-phase.
- 13) Notwithstanding the details shown on drawing number JIG015-100 Rev D (Planning Layout), prior to the commencement of any development in Phase 2 details of the proposed pumping station serving that phase shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a general arrangement plan, sections, installation elevations including external materials, the height, type and colour of any fencing and gates, hardstandings and route to the final connection. The approved scheme shall be installed and completed prior to the occupation of the first dwelling dependent on the pumping station serving Phase 2.

Prior to installation of the pumping station to serve Phase 2, a report specifying the operational noise levels of the pumping station shall be submitted to and approved in writing by the Local Planning Authority. The report shall include a frequency analysis (including low frequency noise) and any noise and vibration mitigation measures required to be implemented in order to protect the amenities of nearby dwellings. Within three months of completion of the pumping station to serve Phase 2, a noise assessment of the operational pumping station shall be undertaken. The report shall assess noise (including low frequency noise) and vibration from the station to ensure that there is no loss of amenity to the nearest residential dwelling. The scheme shall ensure that the low frequency noise emitted from the station is controlled so that it does not give rise to a exceedance of the Low Frequency Criterion Curve for the 10 to 160Hz third octave bands inside residential accommodation as described in Defra's 'Procedure for the assessment of low- frequency noise disturbance' (NANR45, Dec 2011).

The pumping station serving Phase 2 shall be maintained in a condition so that whenever it is operating it complies with the levels and mitigation measures specified in the approved acoustic report.

- 14) No construction above slab level shall take place in any phase or sub-phase until details of a hard and soft landscape scheme for the dwellings and areas of public open space in that phase or sub-phase have been submitted to and approved in writing by the Local Planning Authority. This shall include planting plans and, for shared areas of the development, a landscape management plan.

Soft landscape works shall be set out in planting plans at a minimum scale of 1:200, with schedules of plants noting species, supply sizes and proposed densities; and a tree planting details drawing. The planting plans shall include existing trees to be retained and/or removed accurately shown with root protection areas; existing and proposed finished levels; visibility splays; streetlights; proposed and existing functional services above and below ground.

The landscape management plan should include:

- i) drawings showing the extent of the landscape management plan i.e. only showing the areas to which the landscape management plan applies, areas of private ownership should be excluded.
- ii) a written specification detailing
 - operations and procedures for soft landscape areas, including inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting
 - operations and procedures for hard landscape areas, including inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, pressure washing and application of chemical treatments; and
 - operations and procedures for surface water drainage systems, including inspection of linear drains and swales, and removal of unwanted vegetative material and litter.
- iii) a maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.

All hard and soft landscape works shall be carried out in accordance with the approved details for each phase or sub-phase prior to the first occupation of any associated dwelling or the completion of the development in that phase or sub-phase (whichever is the sooner), or otherwise in accordance with a programme agreed in writing with the Local Planning Authority.

If within a period of two years from the date of the planting of any tree or shrub, that tree or shrub, or any tree and shrub planted in replacement for it, is removed, uprooted or destroyed, dies, becomes severely damaged or diseased, shall be replaced in the next planting season with trees and shrubs of equivalent size, species and quantity. Thereafter the hard and soft landscape works shall be maintained and retained in accordance with the landscape management plan.

- 15) No construction above slab level shall take place in any phase or sub-phase until samples of the external materials to be used in the construction of the dwellings in that phase or sub-phase have been submitted and approved in writing by the Local Planning Authority. The development of the dwellings in each phase or sub-phase shall thereafter be carried out in accordance with the approved details.
- 16) No construction above slab level shall take place in any phase or sub-phase until a scheme for the provision of charging points for electric vehicles in that phase or sub-phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify the dwellings that will benefit from a charging point for electric vehicles, the location of any charging

- point for electric vehicles and the type of charging point to be installed. The approved scheme for each phase or sub-phase shall be implemented prior to the first occupation of each dwelling to which the charging point shall relate.
- 17) No construction above slab level shall take place in any phase or sub-phase until a scheme for the installation of photovoltaic solar panels to each dwelling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the siting photovoltaic solar panels on the roof of each dwellinghouse or detached garage and the type of photovoltaic solar panels to be installed. The development of any associated dwellinghouse in any phase or sub phase shall thereafter be carried out in accordance with the approved details.
 - 18) No construction above slab level shall take place in any phase or sub-phase until a scheme for the installation of air source heat pumps to each dwelling in that phase or sub-phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the siting of the air source heat pumps and the type of air source heat pump to be installed. The development of any associated dwellinghouse in any phase or sub phase shall thereafter be carried out in accordance with the approved details.
 - 19) No construction above slab level shall take place in any phase or sub-phase until a scheme demonstrating how compliance with the noise levels outlined in British Standard BS8233:2014 – *Guidance on sound insulation and noise reduction for buildings and the Acoustics Ventilation and Overheating - Residential Design Guide* (January 2020 Version 1.1. Association of Noise Consultants & Institute of Acoustics) will be achieved in that phase or sub-phase has been submitted to and approved in writing by the Local Planning Authority. Dwellings shall be built in compliance with the approved details, and maintained as such thereafter. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers.
 - 20) No dwelling shall be occupied until a Verification Report for the installed surface water drainage system for the relevant phase or sub-phase, based on the approved Flood Risk Assessment, stage 1 prepared by Halcrow on July 2002 and ES Supplement 2015: Stanton Cross, Wellingborough and prepared by a suitably qualified drainage engineer has been submitted to and approved in writing by the Local Planning Authority. The details shall include:
 - i) Evidence that any departure from the previously-agreed design is in keeping with the approved principles.
 - ii) As-built Drawings and accompanying photos.
 - iii) Results of any performance testing undertaken as a part of the application process.
 - iv) Copies of any statutory approvals, such as Land Drainage Consent for Discharges.
 - v) CCTV confirmation that the system is free from defects, damage and foreign objects.
 - 21) No dwelling shall be occupied until a detailed, site-specific drainage maintenance plan for the relevant phase or sub-phase of the development

- has been submitted to and approved in writing by the Local Planning Authority. Drainage maintenance plans should:
- i) Provide the name of the party responsible, including contact name, address, email address and phone number.
 - ii) Include plans showing the locations of features requiring maintenance and how these should be accessed.
 - iii) Provide details on how surface water each relevant feature shall be maintained and managed for the lifetime of the development.
 - iv) Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance.
- 22) No dwelling shall be occupied until details of the proposed arrangements for future management and maintenance of unadopted streets within that phase or sub-phase of the development have been submitted to and approved in writing by the Local Planning Authority. The unadopted streets shall thereafter be maintained in accordance with the approved management and maintenance details.
- 23) No dwelling shall be occupied until the estate street affording access to that dwelling has been completed to binder course.
- 24) No dwelling shall be occupied until the associated parking area for that building, as shown on drawing number JIG015-103 Rev B Parking Dispersion, has been constructed, surfaced and permanently marked out. The parking areas so provided shall be permanently maintained and used for no other purpose thereafter.
- 25) No dwelling shall be occupied until the cycle parking provision serving that dwelling, as shown on drawing numbers JIG015-100 Rev D (Planning Layout) and GHL/IGW Cycle Storage, has been completed. Thereafter, the cycle parking provision shall be kept free of obstruction and shall be available for the parking of cycles only.
- 26) No dwelling shall be occupied until details of a lighting scheme for the lighting of the shared private driveways for that phase or sub-phase of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the lux levels of each light and a plan showing the position, type and extent of the lighting over the area to be lit. The approved scheme shall be implemented prior to the first occupation of the associated dwelling in a phase or sub phase and shall be retained in that form thereafter or such other details that shall have been submitted to and approved in writing by the Local Planning Authority and thereafter retained in that form.
- 27) No dwelling shall be occupied until its associated facility for the storage of refuse and recyclable materials as shown in drawing number JIG015-106 Rev C (Refuse and Recycling) has been completed in accordance with the approved plans. Storage facilities for refuse and recycling shall be retained in accordance with the approved plans.
- 28) No dwelling shall be occupied until its boundary treatment has been implemented in accordance with the details shown drawing number JIG015-105 Rev C (Boundary Treatments). The boundary treatments shall thereafter be retained in accordance with the approved plans.

- 29) No dwelling shall be occupied until the finished floor levels have been implemented in accordance with drawing number 19001-SCGF-5-SK001 Rev I (Stanton Cross Wellingborough, Grange Farm Levels and Drainage Strategy), unless an alternative scheme has been submitted to and approved in writing by the Local Planning Authority.
- 30) No dwelling shall be occupied until a landscape and ecological management plan ("LEMP") for the relevant phase or sub-phase of the development has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following:
- i) Description and evaluation of landscape and ecological features to be managed.
 - ii) Ecological trends and constraints on site that might influence management.
 - iii) Aims and objectives of management.
 - iv) Appropriate management options for achieving aims and objectives.
 - v) Prescriptions for management actions.
 - vi) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a thirty-year period).
 - vii) Details of the body or organization responsible for implementation of the plan.
 - viii) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body or bodies responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan for each phase or sub-phase will be implemented in accordance with the approved details.

[End of Schedule 1]

Schedule 2 – Approved Drawings and Documents

Location Plan JIG015-010 submitted to LPA on 28 December 2022.

JIG 15 200 Rev A (P4B (D) -2029 Elevations) submitted to LPA on 19 December 2023.

JIG 15 201 Rev A (P4B (D) -2029 Floor Plans) submitted to LPA on 19 December 2023.

JIG 15 202 Rev A (P4B (D) -1778 Elevations) submitted to LPA on 19 December 2023.

JIG 15 203 Rev A (P4B (D) -1778 Floor Plans) submitted to LPA on 19 December 2023.

JIG 15 204 Rev A (P4B (D) -1635 Elevations) submitted to LPA on 19 December 2023.

JIG 15 205 Rev A (P4B (D) -1635 Floor Plans) submitted to LPA on 19 December 2023.

JIG 15 206 Rev A (P4B (D) -1437 Elevations) submitted to LPA on 19 December 2023.

JIG 15 207 Rev A (P4B (D) -1437 floor plans) submitted to LPA on 19 December 2023.

JIG 15 208 Rev A (P3B (D) -1284 floor plans and elevations) submitted to LPA on 19 December 2023.

JIG 15 209 Rev A (P3B (D) -1258 floor plans and elevations) submitted to LPA on 19 December 2023.

JIG 15 210 Rev A (P3B (D) -1258W floor plans and elevations) submitted to LPA on 19 December 2023.

JIG 15 211 Rev A (P3B (D) -1437 floor plans and elevations) submitted to LPA on 19 December 2023.

JIG 15 212 (P3B (D) -1085 floor plans and elevations) submitted to LPA on 19 December 2023.

JIG 15 213 (P3B (S) -1085 floor plans and elevations) submitted to LPA on 19 December 2023.

JIG 15 217 Rev A (P2B (S) -862 floor plans and elevations) submitted to LPA on 19 December 2023.

JIG 15 218 (A3B (S) - 1010 floor plans and elevations) submitted to LPA on 19 December 2023.

JIG 15 219 (A2(B) -791 floor plans and elevations) submitted to LPA on 19 December 2023.

JIG 15 220 Rev A (A1B (S) -540/627 Grange Character Area Maisonette floor plans and elevations) submitted to LPA on 19 December 2023.

JIG 15 221 Rev A (A1B (S) -540/627 Maisonette floor plans and elevations) submitted to LPA on 19 December 2023.

JIG 15 222 (P3B (D) -1230 Site Frontage Character Area floor plans and elevations) submitted to LPA on 19 December 2023.

JIG 15 223 (P4B (D) -1635 Site Frontage Character Area floor plans and elevations) submitted to LPA on 19 December 2023.

JIG 15 224 (P3B (D) -1230 Grange Character floor plans and elevations) submitted to LPA on 19 December 2023.

JIG 15 226 (P4B (D) -1637 Site Frontage floor plans and elevations) submitted to LPA on 19 December 2023.

JIG 15 227 (P4B(D)- 2029 Grange character elevations submitted to LPA on 19 December 2023.

JIG 15 228 (P38(D)- 1284 Site frontage planning.

JIG 15 229 (P48(D)- 1778 Render elevations.

JIG 15 230A Single garage planning.

JIG 15 231A Paired single garages planning.

JIG 15 232A Triple garage planning.

JIG 15 233A Triple garage planning version 2.

JIG 15 234 (P4B(D)- 1635 Render elevations.

JIG 15 235A street scenes 1.

JIG 15 235A street scenes 2.

JIG015-100 Rev D Planning Layout submitted to LPA on 12 February 2024.

JIG015-100 Rev D (Planning Layout including phasing) submitted to LPA on 12 February 2024.

JIG015-102B Storey Heights submitted to LPA on 19 December 2023.

JIG015-103 Rev B (Parking Dispersion) submitted to LPA on 19 December 2023.

JIG015-104B Materials submitted to LPA on 19 December 2023.

JIG015-105 Rev C (Boundary Treatments) submitted to LPA on 12 February 2024.

JIG015-106 Rev C (Refuse and Recycling) submitted to LPA on 12 February 2024.

19001-SCGF-5-SK002 Rev A (Grange Farm Refuse Tracking Plan) submitted to LPA on 12 February 2024.

GHL/IGW Cycle Storage Details submitted to LPA on 08 February 2024.

GHL/IGW/Boundary Treatment Details submitted to LPA on 08 February 2024.

GL1950 01C Landscape Masterplan submitted to LPA on 19 December 2023.

JSL4522_700 Tree Constraints Plan 1 submitted to LPA on 28 December 2022.

JSL4522_701 Tree Constraints Plan 2 submitted to LPA on 28 December 2022.

JSL4522_702 Tree Constraints Plan 3 submitted to LPA on 28 December 2022.

Drawing number 19001 PDS Design Model SUDs submitted to LPA on 30 January 2024.

19001 SW NETWORK 1 NORTH Drainage calculations dated 04.01.2024 by Woods Hardwick (74 pages) submitted to LPA on 16 January 2024.

19001 SW NETWORK 2 SOUTH Drainage calculations dated 04.01.2024 by Woods Hardwick (98 pages) submitted to LPA on 16 January 2024.

19001-SCGF-5-SK012A Flood routing plan.

19001-SCGF-5-SK013A Drainage areas plan.

19001-A 'Drainage Strategy Statement' submitted to LPA on 16 January 2024.

Drawing number 19001-SCGF-5-SK001 Rev I (Stanton Cross Wellingborough, Grange Farm Levels and Drainage Strategy) dated 23 October 2023, produced by Woods Hardwick submitted to LPA on 26 October 2023.

Drawing Number 35872CVLS-01 (Topographical Survey Sheet 1 of 1) dated 28 June 2022, produced by Survey Solutions submitted to LPA on 28 December 2022.

Drawing Number 17411/WEAST/5/1054 Rev D (Stanton Cross, Surface Water Drainage Masterplan dated 15 November 2021, produced by Woods Hardwick, submitted to LPA on 16 February 2024.

Stanton Cross Flood Risk Assessment Update Version 2, Report Reference 17411/FRA-U, dated on 15th November 2021, produced by Woods Hardwick (257 pages), submitted to LPA on 16 January 2024.

Design and Access Statement Part 1 submitted to LPA on 19 December 2023.

Design and Access Statement Part 2 submitted to LPA on 19 December 2023.

Planning Statement submitted to LPA on 28 December 2022.

Ecology Appraisal by Allied Ecology for Irthlingborough Grange, Wellingborough NN8 1RG dated November 2022 (reference 22021 ecological appraisal VF) submitted to LPA on 19 December 2023.

Biodiversity Net Gain Assessment updated February 2024 (Version 2) submitted to LPA on 16 February 2024.

Heritage Statement submitted to LPA on 28 December 2022.

Transport Statement submitted to LPA on 28 December 2022.

Sustainability Report submitted to LPA on 21 February 2023.

Arboricultural Impact Assessment (reference JSL4522_770 Version 3 dated 19.02.2024) submitted to LPA on 19 February 2024.

[End of Schedule 2].