B O R O U G H O F K E T T E R I N G

**PLANNING COMMITTEE**

# Meeting held – 8th December 2015

 **Present:** Councillor Shirley Lynch (Chair)

Councillors Ash Davies, Mark Rowley, David Soans and Lesley Thurland

**15.PC.47 APOLOGIES**

 Apologies for absence were received from Councillor Linda Adams, Terry Freer, Cliff Moreton and Keli Watts.

**15.PC.48 DECLARATIONS OF INTEREST**

 None

**\*15.PC.49 MINUTES**

 **RESOLVED** that the minutes of the meetings of the Planning Committee held on 10th November 2015 be approved as a correct record and signed by the Chair.

\***15.PC.50 ITEMS OF URGENT BUSINESS**

None.

**\*15.PC.51 APPLICATIONS FOR PLANNING PERMISSION**

 The Committee considered the following applications for planning permission which were set out in the Head of Development Control’s Report and which were supplemented verbally and in writing at the meeting. One speaker attended the meeting and spoke on applications in accordance with the Right to Speak Policy. The report included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-

|  |  |  |
| --- | --- | --- |
| Proposed Development\*5.1 Approval of Reserved Matters: All details: All details in respect of KET/2013/0695 for 332 dwellings and related development AT East Kettering Development – Parcels R23 & R26, Cranford Road, Barton Seagrave for Mr R White, Persimmon HomesApplication No: KET/2013/0232Speakers:Alice Kirkham attended the meeting and spoke as the applicant. She reassured the Committee of Persimmon’s commitment to delivery of the scheme and provided an update on timescales, noting a collaboration agreement with Hanwood Park LLP would be ready by Christmas and the Foul Water Agreement deadline set for 24th December. Both agreements would require further substantial upfront financial commitments which provided a large incentive to commence the scheme. Once pre-commencement conditions had been cleared, there was an aim to commence construction in March 2016 with initial dwelling completions anticipated by September 2016. The variations before members would allow for viable delivery of scheme in addition to internal board approval for the required financial outlay. |  | DecisionThe Committee received a report requesting approval of amendments to application KET/2013/0232.The proposal was to alter the garage dimensions for integral garages only across parcels R23 and R26. The Committee heard this would affect 32 units of the 332 dwellings (9.6%), but all 32 units in question would retain 2 on-plot parking spaces to the front of the dwelling. NCC Highways standing advice for integral garage dimensions was supplied to the meeting alongside the newly proposed garage dimensions. It was noted that the amendments would fall under reserved matters application KET/2013/0232 which had a S106 agreement drafted. Should the amendments be approved the garages condition would be incorporated into that S106 agreement. An update provided to the meeting noted that KET/2013/0232 had been resolved to grant by the Committee subject to a S106, Anglian Water concerns being addressed and highway discrepancies being resolved. These issues had been resolved. The Committee noted their disappointment at the provision of garages that would not be large enough to park a family car, however given the lack of policy backing for the NCC Highways advice and that there would be two on-plot parking spaces for each of the affected properties the proposal could not reasonably be refused. It was agreed that the application be **APPROVED** subject to a S106 obligation being entered in to and subject to the following conditions:- |

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed on outline permission reference KET/2013/0695 dated 13th October 2014 which shall continue in full force and effect, save insofar as they are expressly varied by any conditions imposed hereby.

2. The development hereby permitted be carried out in accordance with the revised layout plan reference number P.0787\_15T received 26th November 2015.

3. The development shall be carried out in accordance with the following amended plans:

(i) Proposed Drainage Strategy ref. 16963/1006 received 30th March 2015

(ii) House Types ref. P.0787 received 17th March 2015

(iii) Barton Square and Focal Space Landscape Details ref. P.0787\_018-B received 17th March 2015

(iv) Landscape Masterplan ref. P.0787\_10C received 20th March 2015

(v) Strategic On-Plot Soft Landscape Proposals ref. P.0787\_23 received 30th March 2015

(vi) Landscape Management and Maintenance Plan ref. P.0787\_19-B received 30th March 2015

(vii) Site Location Plan ref. P.0787\_4A received 28th March 2013

(viii) Finished Floor Levels ref. P.0787\_26 received 17th March 2015

(ix) Enclosure Details ref. P.0787\_7A received 17th March 2015

(x) Sub-station Elevation ref. P.0787\_25 received 17th March 2015

(xi) Bin Stores ref. P.0787\_27 received 17th March 2015

(xii) Topographical Survey ref. 18062 Sheet 1 received 28th March 2013

(xiii) Topographical Survey ref. 18062 Sheet 2 received 28th March 2013

4. Prior to the commencement of development, the programme of development for Parcels R23 and R26, setting out the anticipated timing for development within these Parcels shall be submitted to and approved in writing by the local planning authority. Any change in the programme shall be submitted to the local planning authority within ten days of such change.

5. Prior to the commencement of development a Strategic Highways plan and programme of access works for Parcels R23 and R26 shall be submitted to and approved in writing by the local planning authority.

6. Notwithstanding the submitted draft Construction Management Plan, no development shall take place on site until the developer has prepared and agreed in writing with the local planning authority a final Construction Management Plan which sets out site procedures to be adopted during the course of construction, including how the developer will control dust and other emissions, construction traffic, site compound, marketing and sales units, noise and vibration from the development so as to cause minimum disturbance to residents in the surrounding area. The development shall be carried out in accordance with the agreed final CMP.

7. No building or other site works shall be carried out before 7am or after 6pm Mondays to Fridays, nor before 8:30am or after 2pm on Saturdays, or at any time on Sundays or Bank Holidays.

8. The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the relevant plots hereby permitted and that area shall not thereafter be used for any other purpose.

9. Prior to construction of dwellings full details of the proposed cycle stores and sheds shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.

10. The external garage types hereby permitted shall be built in accordance with drawings CR/KE/GAR/01 rev B, CR/KE/GAR/02, CR/KE/GAR/03 and CR/KE/GAR/04 received 19 November 2015.

11. The development shall be carried out in accordance with the highway crossing and bus stop location detail as shown on plan referenced P.0787\_15T received 26th November 2015.

12. The development shall be carried out in accordance with the hard surfacing detail as shown on plan referenced P.0787\_15T received 26th November 2015.

13. The development hereby approved shall incorporate measures to minimise the risk of crime and meet specific security needs of the site. The security measures shall achieve the Secured By Design accreditation awarded by Northamptonshire Police. Written confirmation of these measures is to be submitted to and approved by the local planning authority. The approved measures shall be implemented prior to the completion of the development.

14. The development shall be carried out in accordance with the boundary treatment detail as shown on plan referenced P.0787\_15T received 26th November 2015.

15. 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 enlargement, improvement or alteration permitted by Class A or B of Part 1, Schedule 2 of the Order shall be made on the following plots within the application site as shown on the revised layout plan reference number P.0787\_15T received 26th November 2015:

 "" Plot 287

 "" Plot 288 - 306 (inclusive)

 "" Plot 5

 "" Plot 11 - 17 (inclusive)

 "" Plot 24

16. The development shall be carried out in accordance with the roof cross section drawing referenced P.0797\_30 received on 8th April 2015.

17. Prior to the commencement of development samples of the types and colours of all external facing and roofing materials to be used shall be submitted to the local planning authority for written approval. The development shall not be carried out other than in accordance with the approved details.

18. The development shall be carried out in accordance with the building materials plan referenced P.0787\_11B received on 7th April 2015.

19. The level of noise emitted from the substation shall not exceed 20dBA at any time.

20. Prior to the 100th occupation the area of open space known as 'Barton Square' shall be completed.

21. No development shall take place until details of measures to protect the existing trees and hedges on the site during construction have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to any construction work and shall remain in place until the building works are completed.

22. Prior to the commencement of works a qualified arborist shall carry out an assessment of the condition of the trees within the Eastern boundary landscaping strip. This assessment will be submitted to the local planning authority for approval in writing prior to the construction of the footpath.

.

23. Within 3 months of the commencement of development hereby approved a landscaping scheme shall be submitted to and approved in writing by the local planning authority which sets out the location, type and provision of Spring Bulbs to be planted within public amenity soft landscape areas. The approved details shall also include a timetable for when this planting will be implemented and completed. The development shall be carried out in accordance with the approved details. Any bulbs within a period of 5 years from the date of planting, die, are removed or become seriously diseased shall be replaced in the next planting season with others of a similar size or species.

24. Notwithstanding the sustainability report submitted, prior to the commencement of development, a further statement shall be submitted addressing how the development will comply with the principles set out in, 'The Low or Zero Carbon Feasibility Study 2012 Project Ref:25134/Doc Ref:R8/rev 8 dated October approved on 22nd October 2012 under application reference AOC/0694/0703'.

25. The development must be carried out in accordance with the Geo-Environmental Site Investigation Reports referenced BRD1951-OR1-A and BRD1951-OR2-A both dated December 2013 received by the local planning authority on 17th March 2015. Following completion of the measures identified in the approved documents, a validation report must be submitted to and approved in writing by the local planning authority which sets out any changes in circumstances, relocation of onsite soils suitable for re-use and the chemical testing of any imported soils. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation scheme has been submitted to and approved in writing by the local planning authority which details how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved prior to any further works taking place on site.

26. Within 6 months of the date of this decision notice a management and maintenance strategy for the eastern boundary open ditch shall be submitted in writing to the local planning authority for approval. The management and maintenance of this open ditch shall be carried out in accordance with the approved details.

27. Prior to the commencement of development details shall be submitted to show how the development shall be served by estate roads of adoptable standard. The roads shall be laid out in accordance with the details subsequently approved.

*Members voted on the officers’ recommendation to approve the application*

*(Voting, For 4; Against 0)*

|  |  |  |
| --- | --- | --- |
| Proposed Development\*5.2 s.73 Application: Variation of conditions 19 (Lifetime Homes), 44iii (Access highway works) and 46i & 46ii (Offsite highways works) of KET/2013/0695 in respect of Lifetime Homes and Highways Works at East Kettering Development, Parcels R23 and R26, Cranford Road, Kettering for Mrs A Kirkham, Persimmon Homes Midlands. Application No: KET/2015/0894Speakers:None |  | DecisionThe committee received a report which sought approval to vary three conditions relating to Lifetime Homes, Access Highway Works and Offsite Highways Works. The Committee heard that the DCLG had reviewed planning technical housing standards and their link to building regulations. Persimmon proposed to vary the existing Lifetime Homes Standards condition so that 10% of units would be fully compliant with 90% achieving many of the principles of the standards. 224 of 332 units would meet 5/6 of the Lifetime Homes criteria. Proposals to vary conditions 44iii and 46ii related to highway works at Access F, with each condition being changed to read “prior to the occupation of the 135th dwelling”. In addition, reference to the date “30th June 2016” was proposed to be removed from the wording of the condition.Members noted that all proposed conditions contained a trigger to allow for monitoring. It was agreed that the application be **APPROVED** subject to a S106 obligation being entered in to and subject to the following conditions: - |

1. Details of the access, appearance, landscaping, layout and scale (hereinafter called the Reserved Matters) for each development parcel (or part thereof) as shown on the Strategic Masterplan and detailed in the approved Land Use Schedule (see Condition 5) shall be submitted to and approved in writing by the Local Planning Authority before any development begins on the land to which it relates. The development shall be carried out in accordance with the approved details.

2. All applications for the approval of Reserved Matters for Phases 1 and 2 as shown on the approved Phasing Plans (see Condition 5) shall be made to the Local Planning Authority no later than 31st March 2020.

3. The development hereby permitted shall be begun before the expiration of two years from the final approval of Reserved Matters for the first fully approved development parcel in Phase 1 as shown on the approved Phasing Plan (see Condition 5).

4. Reserved Matters applications for approval of details required under Condition 1 of this permission shall be accompanied by the following additional details:

 i) Infrastructure and construction sequence comprising details of the following for the relevant parcel or part thereof:

 a) Road junctions and junction alterations, road improvements, carriageway widening, new roads, footpaths, bridleways, cycleways, bridges, traffic signalling, highways signage, the treatment of all surfaces and any traffic calming measures;

 b) Lighting, signage and street furniture;

 c) Foul and surface water drainage;

d) Details of services (including the adequacy/availability/details of gas, water and electricity supplies, cables, telecommunications, sub-stations, poles, cable runs and other utilities);

 e) Security infrastructure and equipment;

f) Vehicle parking;

 g) Publicly accessible open space;

h) Waste recycling, disposal and management measures including a statement of conformity with the approved Waste Audit and Waste Facilities Management Strategy (approved document set out in Condition 6);

 ii) Existing and proposed site levels and finished floor levels for all buildings;

 iii) Travel plans;

 iv) Cycle parking facilities;

v) A schedule of floorspace and uses proposed within the relevant phase or development parcel;

 vi) A Statement of Conformity to the Design Code (see Condition 6);

vii) Sustainability Report (pursuant to Condition 21) which shows how environmental sustainability issues have been addressed in the design process and shows how the equivalent to Code 4 of Code for Sustainable Homes (CSH)/BREEAM and Lifetime Homes Standards (pursuant to Conditions 18, 19 and 20) will be achieved based on the actual design of units on the Reserved Matters site;

 viii) Construction Management Plan (see Condition 41);

 ix) Noise Impact Assessment (pursuant to Condition 51);

 x) Schedule of building materials;

xi) A written statement of conformity which demonstrates compliance with the approved foul water drainage strategy (approved document set out at Condition 6); and

xii) A written statement of conformity which demonstrates compliance with the approved Stage 2 FRA (referred to in Condition 6).

 The development shall be carried out in accordance with the approved details.

5. The development to which this permission relates shall be carried out only in accordance with the revised Strategic Master Plan (Drawing No. BBD034\138 E), the revised Phasing Plans (Drawing Nos. BBD034/136 B - Phase 1 and BBD034/137 - Phase 2), and the revised Land Use Schedule dated November 2013 or in accordance with a revised Strategic Masterplan, Phasing Plans and Land Use Schedule which shall first be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

6. The development shall be carried out in accordance with the following approved documents listed (a) to (n) below. Reserved Matters applications submitted pursuant to Conditions 1 and 2 of this permission shall accord with the principles set out in these approved documents:

a) The Design Code dated March 2013 approved on 26 March 2013 under application reference AOC/0694/0710.

b) The Retail Strategy (Final Report) dated September 2012 and Appendix 1 Retail Impact Assessment (Final Report) dated September 2012 approved on 20 September 2012 under application reference AOC/0694/0705.

c) The Green Infrastructure Strategy (reference 12-0076/3156/D01) dated September 2012 approved on 20 September 2012 under application reference AOC/0694/0702.

d) The Open Space Strategy (reference 12-0385/3156/D01) dated September 2012 approved on 20 September 2012 under application reference AOC/0694/0704.

e) The Archaeological Written Scheme of Investigation dated May 2012 approved on 19th September 2012 under application reference AOC/0694/0701.

f) The Waste Audit and Waste Management Facilities Strategy Ref: 25134/003/Rev 3 dated March 2013 approved on 1st March 2013 under application reference AOC/0694/0707.

g) The Low or Zero Carbon Feasibility Study 2012 Project Ref: 25134/ Doc Ref: R8/rev 8 dated October approved on 22nd October 2012 under application reference AOC/0694/0703.

h) The Water Efficiency Strategy for Non Residential Buildings Project Ref: 25134 Doc Ref: 25134/003/Rev1 dated December 2012 approved on 26th February 2013 under application reference AOC/0694/0709.

i) The Stage 2 Flood Risk Assessment (FRA) document reference 25134/010/01E Revision E dated May 2014 received on 21st May 2014 under application reference AOC/0514/1302.

j) The Traffic Access and Impact Assessment (A14) Project Ref: 25134/001 Doc Ref: Rev 1 dated October 2012 approved on 19th December 2012 under application reference AOC/0694/0706.

k) The Walking and Cycling Audit Version 4 Project Ref: 25134/011, Doc Ref: 001 dated February 2013 approved on 21st February 2013 under application reference AOC/0694/0711.

l) The Traffic Access and Impact Assessment Weekley-Warkton Avenue and associated junctions and Elizabeth Road access junction and link road) Project Ref: 25134/001 approved on 21st March 2013 under application reference AOC/0694/0712 and AOC/0694/0713.

m) The Traffic Access and Impact Assessment (Phasing) Revision 5 Project Ref: 25134/001 Doc Ref: 001 dated 12th March 2013 approved on 28th March 2013 under application reference AOC/0694/0714.

(n) The Foul Water Drainage Strategy, document reference 25134/008/01I dated December 2013, prepared by Peter Brett Associates on behalf of Alledge Brook Ltd approved on 7th February 2014 under application reference AOC/0274/0802.

Any revisions to the approved documents referred to in this condition shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Each Reserved Matters application shall be accompanied by a written statement of conformity which demonstrates compliance with the approved Design Code.

7. The residential development hereby permitted shall not comprise more than 5,500 dwellings (use class C3).

8. Construction of Employment Parcels E1 and E2 as shown on the approved revised Strategic Master Plan (see Condition 5) shall not be carried out other than in accordance with the phasing shown in the Employment Areas Table in the approved revised Land Use Schedule (see Condition 5). No residential development shall take place on Phase 2 of the development unless and until the employment developments required in Phase 1 of the development, as set out in the approved Land Use Schedule (see Condition 5), have been practically completed, as defined by the Royal Institute of Chartered Surveyors (RICS).

9. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking and re-enacting that Order with or without modification, the Class B1 office employment floorspace to be provided as part of the development shall be retained as such and shall not be used for any other purpose.

10. Prior to the completion of 1000 dwellings on the site or the submission of any Reserved Matters Application(s) for the District Centre, whichever is the earliest, a programme for the delivery of the District Centre within Phase 1 of the development shall be submitted to and approved in writing by the Local Planning Authority. The programme of delivery shall be informed by the approved Retail Strategy (see Condition 6b) and shall identify and justify the timing of completion of the floorspace specified for each use class contained within the District Centre as shown in the approved Land Use Schedule (see Condition 5). The development shall be carried out in accordance with the approved programme of delivery.

11. A building with net floorspace of 750 square metres of D1 community use shall

 be provided at the District Centre within Phase 1 of the development.

12. Prior to the submission of any Reserved Matters application(s) for the District Centre, details of the nature, scale and extent of the D2 floorspace, as set out in the approved Land Use Schedule (see Condition 5), shall be submitted to and approved in writing by the Local Planning Authority. The Reserved Matters applications for the District Centre shall accord with these approved details. The development shall be carried out in accordance with the approved details.

13. No development shall commence on Phase 2 of the development as shown on the approved Phasing Plan (see condition 5) unless and until a programme of delivery for the Local Centres of the development has been submitted to and approved in writing by the Local Planning Authority. The programme of delivery shall be informed by the approved Retail Strategy (see condition no. 6(b)) and shall identify and justify the timing of completion of the floorspace specified for each Use Class contained within the Local Centres as shown in the approved revised Land Use Schedule. The development shall be carried out in accordance with the approved programme.

14. No more than 1500 dwellings shall be occupied until a serviced site of 0.25 hectares for a public healthcare facility (to accommodate a maximum of 2000sqm of floorspace) is provided at the District Centre as shown on the approved Strategic Masterplan (see Condition 5).

15. No development shall take place on development parcel PS1, PS2, PS3 or SS1 as shown on the approved Strategic Masterplan (see Condition 5), unless and until a strategy for that parcel has been submitted to and approved in writing by the Local Planning Authority that sets out how the school and its facilities in that parcel will be made available for community use during the day, evening, weekends and school holidays. The strategy shall detail the total floorspace and facilities to be made available for community use. The development shall be carried out in accordance with the approved strategies.

16. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking and re-enacting that Order with or without modification, the floorspace to be provided for Class D2 purposes at the District and Local Centres shall be used for sports and community leisure uses only, and for no other purpose within Class D2.

17. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking and re-enacting that Order with or without modification, the floorspace to be provided for Class D1 purposes at the District and Local Centres shall be used for community uses only, and for no other purpose within Class D1.

18. For Parcels R23 and R26, all dwellings shall meet the equivalent to Code Level 4 of the Code for Sustainable Homes and shall meet the following minimum technical standards beyond the requirements of Building Regulations Part L for Energy and Part G for water efficiency in accordance with the approved strategy 'Energy Statement Version 4 dated October 2015':

i. A minimum reduction in Dwelling Emissions Rate (DER) of 19% against the Target Emissions Rate as determined by SAP 2012 in compliance with Part L2A 2013 (equivalent to a minimum 25% reduction under 2010 building regulations).

ii. An Internal Water Consumption of no more than 105Litres/ person/ day as determined by the water efficiency calculator in line with Approved Document Part G methodology.

iii. Prior to construction, details of the specifications and locations of the solar PV panels to be installed, and the final expected generation contribution, to be submitted and approved in writing by the Local Planning Authority.

19. The design and layout of 10% of residential units shall accord with the 'Lifetime Homes' standard (or any standard(s) which replaces the 'Lifetime Homes' standards in force when the residential units concerned are commenced) and the remaining 90% would meet the detail set out in the Accessibility Statement received 8th December 2015 unless otherwise agreed in writing by the Local Planning Authority. Each Reserved Matters application for residential development shall be accompanied by a written statement of conformity which demonstrates compliance with relevant “Lifetime Homes” standards and National Accessibility Standards.

20. Non-residential buildings shall achieve a minimum of Building Research Establishment Environment Assessment Method (BREEAM) level ""very good"" (or the equivalent standard which replaces BREEAM and is to be the assessment in force at the time when the non-residential unit or units concerned are registered for assessment purposes). In the event that the BREEAM standard achieved for the actual building falls short of the ""very good"" standard (or the equivalent standard which replaces BREEAM and is to be the assessment in force at the time when the non-residential unit or units concerned are registered for assessment purposes) achieved at design stage, a programme of remediation works shall be agreed in writing by the Local Planning Authority and carried out in accordance with a timetable to be agreed.

21. Reserved Matters applications for the layout, scale and/or appearance of the development shall be accompanied by a Sustainability Report that demonstrates how environmental sustainability issues have been addressed during the design process and sets out the way in which the credits under the relevant BREEAM Rating and relevant CSH level (or the equivalent standards which replace BREEAM or CSH and is to be the assessment in force at the time when the non-residential or residential units concerned are registered for assessment purposes) will be achieved based on the actual design of the non-residential or residential units.

22. Prior to the commencement of development within a development parcel or part thereof, as shown on the approved Strategic Masterplan (see Condition 5), a copy of the Interim Design Stage Assessment Certificate shall be provided to the Local Planning Authority to demonstrate that any residential or non-residential units to be constructed within that parcel or part thereof will achieve the required CSH and BREEAM levels (or the equivalent standards which replace BREEAM or CSH and is to be the assessment in force at the time when the non-residential or residential units concerned are registered for assessment purposes) (pursuant to Conditions 18 and 20).

23. Within six months of the completion of any unit(s) a copy of the Post Construction Final Certificate shall be provided to the Local Planning Authority to prove that the unit(s) has/have been constructed in accordance with the Sustainability Report (see Conditions 4 and 21) and that the development has achieved the relevant BREEAM and CSH level or the equivalent standards which replace BREEAM or CSH (pursuant to Conditions 18 and 20).

24. A waste management facility shall be provided at the District Centre within Phase 1 of the development. This facility shall be provided in accordance with the approved Waste Audit and Waste Management Facilities Strategy (see Condition 6f).

25. Prior to the occupation of any dwelling within any development parcel as shown on the approved Strategic Masterplan (see Condition 5) or part thereof, the arrangements for the ongoing management of the public realm within that development parcel (excluding areas of open space), street furniture and any unadopted roads shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details/management arrangements.

26. Prior to submission of a Reserved Matters application for Access C serving the development and/or its link road into the development (shown as Ise Avenue within the approved Design Code (see Condition 6a), a strategy for relocating the existing 'Green Patch' facility to the development site or other location as first agreed with the Local Planning Authority shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall include details of the new site location (as close to the existing site as possible), its size and design, site characteristics (including the quality of the land and soil), facilities and amenities to be provided on site and a timetable for completion and transfer of the new facility to the Local Authority. The size and quality of the land within the new site shall as a minimum be commensurate with the existing 'Green Patch' site. The strategy shall include evidence of consultation with users of the existing 'Green Patch' facility on the contents of the strategy. The development shall be carried out in accordance with the approved strategy.

27. No development shall take place on a phase of the development, as shown on the approved Phasing Plans (see Condition 5) unless and until a scheme for strategic landscape works for that phase, including landscaping of key access routes (motorised and non-motorised routes), the Primary Street network (i.e. Central Avenue, Eastern Avenue, Poplars Farm Avenue and Ise Avenue set out in the approved Design Code (see Condition 6a) and strategic open spaces as shown on the approved Strategic Masterplan (see Condition 5) has been submitted to and approved in writing by the Local Planning Authority.

 Such a scheme shall specify:

i. the species, position, diameter, approximate height and canopy spread of all existing trees, shrubs and hedges and an assessment of their general state of health and stability;

 ii. which trees, shrubs and hedges outlined in (i) are to be retained;

iii. the protection measures to be used during the construction stages for the trees, shrubs and hedgerows to be retained in accordance with British Standard 5837 (Trees in Relation to Construction 2005: recommendations);

iv. the layout of all new planting including species, plant sizes, spacing and numbers to be planted;

v. existing contours and any proposed alterations to the land such as earth mounding; and

 vi. timetable for implementation of works.

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. The development shall be carried out in accordance with the approved scheme.

28. No development shall take place on a development parcel as shown on approved Strategic Masterplan (see Condition 5) or any part thereof, unless and until a scheme of hard and soft landscaping, for that parcel or part thereof which includes the items listed (i) - (v) in Condition 27 has been submitted to and approved in writing by the Local Planning Authority. The approved scheme(s) shall be carried out in the first planting and seeding seasons following the occupation of the buildings on the development parcel(s) or sub parcel(s) to which the landscaping scheme relates. 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.

29. No works shall take place on a development parcel including any tree felling, tree pruning demolition works, soil moving, temporary access construction/widening, or any operations involving the use of motorised vehicles or construction machinery shall take place within that parcel unless and until a detailed Arboricultural Method Statement for that parcel has been submitted to and approved in writing by the Local Planning Authority. The development and all other operations shall not take place other than in accordance with the approved Method Statement. The Method Statement shall include details of the following:

a) Implementation, supervision and monitoring of the approved tree protection measures outlined in Condition 27(iii)

b) Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved tree protection measures outlined in Condition 27 (iii)

c) Timing and phasing of Arboricultural works in relation to the approved development.

30. The existing hedgerows which are identified for retention within approved landscaping schemes submitted and approved pursuant to Conditions 27 and 28 shall be retained in perpetuity and shall not be cut down, grubbed out or otherwise removed, or topped or lopped so that the height of the hedge falls below 2 metres at any point, without the written consent of the Local Planning Authority. Any hedges removed without such consent or which die or become severely damaged shall be replaced in the next planting season with hedging plants of such size and species as approved in writing by the Local Planning Authority.

31. Prior to the occupation of each phase as shown on the approved Phasing Plans (see Condition 5) a landscape management plan for the strategic landscaping works in that phase approved under Condition 27 shall be submitted to and approved in writing by the Local Planning Authority. Such management plan(s) shall include long term objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small, privately-owned, domestic gardens. The development shall be carried out in accordance with the approved landscape management plan(s).

32. Prior to the occupation of any development parcel or part thereof as shown on the approved Strategic Masterplan (see Condition 5) a landscape management plan for the hard and soft landscaping of development parcels required by Condition 28 shall be submitted to and approved in writing by the Local Planning Authority. Such management plan(s) shall include long term objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small, privately owned domestic gardens. The development shall be carried out in accordance with the approved landscape management plan(s).

33. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting or amending that Order) no additional fencing, walling or other means of enclosure shall be erected in the approved landscaping or amenity areas other than that approved by details pursuant to Conditions 27, 28, 31 and 32.

34. Development shall only take place in accordance with:

- Great Crested Newt Mitigation Strategy reference 13-1442 3156 D01 V4 received 3rd March 2014 under application reference AOC/0514/1301.

- Bat Mitigation Strategy reference 13-1557 3156 D01 R V1 received 19th November 2013 under application reference AOC/0514/1301.

- Badger Mitigation Strategy 13-1471 3156 D01 R V3 received 3rd March 2014 under application reference AOC/0514/1301.

- Reptile Method Statement reference 13-1216 3156 D01 R V3 dated October 2013 prepared by Lockhart Garratt on behalf of Alledge Brook Ltd under application reference AOC/0274/0801.

 Unless written consent is given by the Local Planning Authority for any variation to these mitigation strategies. Development shall be carried out in accordance with the approved details.

35. Development shall only take place in accordance with the approved Combined Landscape and Ecological Management Plan reference 13-1369/3156/D01 V5 received on 6th March 2014 under application reference AOC/0514/1301. Unless written consent is given by the Local Planning Authority for any variation to this Strategy. The Ecological Management Plan shall be in accordance with the Green Infrastructure Habitat Creation Plan (submitted September 2009) unless written consent is given by the Local Planning Authority for any variation to this Plan. The development shall be carried out in accordance with the approved Ecological Management Plan.

36. No development shall commence on a development parcel of the development as shown on the approved Phasing Plans (see Condition 5) unless and until details of pollution prevention measures for all surface water drainage facilities and details of a scheme for pollution control during groundwork’s and construction, including surface water runoff management within that parcel have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

37. No built development (excluding the access bridge over the River Ise) shall take place within Flood Risk zones 2 and 3 as defined in the Technical Guidance to the National Planning Policy Framework (March 2012) and identified in the approved Stage Two Flood Risk Assessment (see Condition 6i).

38. No development shall take place other than in accordance with the scheme for the mitigation of air quality impact as detailed in the Environmental Statement Chapter 12 Air Quality (January 2009) and the Addendum Air Quality document dated November 2009.

39. In the event of the Weekley Warkton Avenue not being open to traffic prior to the commencement of Phase 2 as shown on the approved revised Phasing Plans (see Condition 5) a further assessment of air quality shall be submitted to and approved in writing by the Local Planning Authority. Any further mitigation identified in this assessment shall be implemented in accordance with the assessment prior to any Phase 2 development being commenced.

40. Development on any parcel or part thereof as shown on the approved Strategic Masterplan (see Condition 5) other than that required to be carried out as part of an approved scheme of remediation must not commence until points A to E below 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 point D has been complied with in relation to that contamination. In submitting the scheme for approval regard shall be given to Chapter 10 of the Environmental Statement (July 2007) as amended.

 A. Site Characterisation

(i) 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:

 (ii) a survey of the extent, scale and nature of contamination;

 (iii) 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,

 - groundwater’s and surface waters,

 - ecological systems,

 - archaeological sites and ancient monuments;

 (iv) 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.

 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. 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 (also known as a validation 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 point A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of point 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 point C.

 E. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed in advance, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11.

41. No development shall take place on a parcel of the development as shown on the approved Strategic Masterplan (see Condition 5) unless and until a Construction Management Plan for that parcel has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify provision to be made for the following:

i. Overall strategy for managing environmental impacts which arise during construction;

 ii. Measures to control the emission of dust and dirt during construction;

 iii. Control of noise emanating from the site during the construction period;

 iv. Hours of construction work for the development;

v. Location, scale and appearance of contractors' compounds, materials storage and other storage arrangements, for cranes and plant, equipment and related temporary infrastructure;

 vi. Designation, layout and design of construction access and egress points;

 vii. Internal site circulation routes;

 viii. Directional signage (on and off site);

 ix. Provision for emergency vehicles;

x. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;

xi. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;

xii. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles

 xiii. Routing agreement for construction traffic;

xiv. Enclosure of phase or development parcel and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; and

xv. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works on that parcel.

42. i. Vehicular access to the development from the A14 shall not be carried out other than in accordance with the approved document Traffic Access and Impact Assessment (A14) project reference 25134/001 Doc. Ref: Rev 1 dated October 2012 approved on 19 December 2012 under App. Ref. No. AOC/0694/0706 (see Condition 6 (j)) and the Option C scheme identified within this approved document as being the preferred option for the A14 access to the development unless written consent is given by the Local Planning Authority for any variation to this approved document and preferred option.

ii. Prior to works commencing on the permanent Access F (Barton Road south/A14 junction 10) into the site, the following details of the A14 junction 10 mitigation works and the new A14 Junction 10A (including link roads or other associated works) shall be submitted to and approved in writing by the Local Planning Authority along with:

a) Detailed design, lighting, engineering, layout and constructional drawings of the permanent Access F into the site and Option C scheme, all associated works and mitigation measures in general accordance with drawings contained within the Traffic Access and Impact Assessment (A14) Project reference 25134/001 Doc. Ref: Rev 1 dated October 2012 approved on 19 December 2012 under App. Ref. No. AOC/0694/0706 (see Condition 6(j)), current DMRB and departmental policies (or approved relaxation/departures from standards;

 b) Details of implementation, including phasing and timing of all works;

 c) Independent Stage One and Stage Two Road Safety Audits.

 The development shall be carried out in accordance with the approved plans.

iii. No more than 2700 dwellings shall be commenced on the development until a programme for the provision of the permanent Access F into the site, A14 junction 10 mitigation works and new junction 10A (including link roads and other associated works), which shall include a timetable for letting contracts for the construction of these access and junction mitigation/improvement works and commencement of such works, has been submitted to and approved in writing by the Local Planning Authority. The permanent Access F and the A14 junction 10 mitigation/new A14 junction 10A works shall be carried out in accordance with the approved contract letting and construction programme.

iv. No more than 2700 dwellings shall be occupied on the development until the permanent works to Access F into the site, A14 junction 10 and A14 junction 10A have been completed in accordance with the details approved under Condition 42ii and are fully operational to traffic.

43. No more than 375 dwellings shall be occupied on the development until the scheme of improvement to A14 Junction 9 (as shown on Drawing No. 25134/001/051/B and referred to in the PBA Technical Report 19 entitled 'A14 junction 9 VISSIM Assessment of Proposed Road Marking Improvements' dated 6 January 2014) or other scheme that shall be submitted to and approved in writing by the Local Planning Authority has been undertaken and is open to traffic.

44. i. Prior to the occupation of the first dwelling on Parcel R4, R5, R6,

R7, R8, R9, R10, R11, R12, R13 or R14, or the occupation of non-residential Parcel PS2, as shown on the approved Strategic Master Plan (see Condition 5), Access D (Warkton Lane/Deeble Road) shall be completed in accordance with the following plans and details:

- Access D Internal Road Layout Detailed Design - Full Roundabout Planning Boundary. Drawing Number 28135/100/009 Rev A received 12th February 2014.

- Access D Internal Road Layout Detailed Design - Full Roundabout General Arrangement. Drawing Number 28135/100/007 Rev C received 6th March 2014.

- Access D Internal Road Layout Detailed Design - Full Roundabout Drainage Layout. Drawing Number 28135/500/006 Rev A received 12th February 2014.

- Access D Internal Road Layout Detailed Design - Full Roundabout Swept Path Analysis. Drawing Number 28135/100/008 Rev A received 12th February 2014.

 - Illustrative 3-D Visuals received 12th February 2014.

- Site Location Plan Drawing Number 28135/TN2/001 received 12th February 2014.

- Transport Technical Note 2 (Job No: 28135) and Appendices received 13th February 2014.

under application reference AOC/0274/0803 or an alternative scheme that shall first be approved in writing by Local Planning Authority before the access works are commenced.

44. ii. Prior to the occupation of the first dwelling on Parcel R16, R17, R18, R19, R20, R21 or R22, or the occupation of non-residential Parcels DC1, DC2 or DC3, as shown on the approved Strategic Masterplan (see Condition 5), Access E (Barton Road/Warkton Lane) shall be completed in accordance with the following plans and details:

- Access E Signalised Junction Plan reference 25134/001/028 H received 18th February 2014

- East Kettering Access E Signalised Junction Vehicle Swept Path Manoeuvres Plan reference 25134/001/031 B dated 19th June 2013

 - Transport Technical Note 21 received on 19th February 2014

 - PBA VISSIM Assessment Outputs dated 21st February 2014

 - PBA Notes received 14th February 2014

 - Technical Note 8D received 14th February 2014

 - Technical Note 15 Revision A received 14th February 2014

 - Ecology Statement Access E received on 27th February 2014

 - Arboricultural Report dated November 2013

 - Construction Management Plan received 18th February 2014

 - Planning Statement dated November 2013

 - Addendum Planning Statement received 14th February 2014

under application reference AOC/0274/0804 or an alternative scheme that shall first be approved in writing by Local Planning Authority before the access works are commenced.

44. iii. Prior to the occupation of the 135th dwelling on parcels R23 or R26, or prior to the occupation of the first dwelling on Parcels R24 or R25 or non-residential Parcel E3, as shown on the approved Strategic Masterplan (see Condition 5), Access F (Barton Road South/A14 junction 10) shall be completed in accordance with the following plans and details:

 - Access F Site Location Plan 25134/020/015 E received 27th January 2014

- Access F Interim Roundabout Arrangement reference 25134/020/014 B received 16th December 2013

 - Landscape Proposals received 27th January 2014

- East Kettering SUE Access F Phasing Plan reference 25134/020/011 C

- Technical Note Access F Reserved Matters Application TN03 received 17th December 2013

 - Technical Note TN11 dated 21st October 2013

 - Ecology Statement Access F received on 28th January 2014

 - Arboricultural Report received 27th January 2014

 - Construction Management Plan received 18th February 2014

 - Planning Statement received 4th December 2013

 under application reference AOC/0274/0805 or an alternative scheme that shall first be approved in writing by Local Planning Authority before the access works are commenced.

45. Prior to the occupation of the first dwelling on Parcel R7, R8, R9, R10, R11, R12, R13, R14 or R15, as shown on the approved Strategic Masterplan (see Condition 5), Windmill Avenue/Deeble Road (junction c) shall be completed in accordance with full engineering, drainage, signal, construction details and capacity calculations which shall be submitted to and approved in writing by the Local Planning Authority before the junction works are commenced.

46i. In relation to Parcels R23 and R26 only, before the occupation of 500th dwelling, full details of the following offsite works shall be submitted to and approved in writing by the local planning authority. For all other Parcels (R1 - R42 inclusive) on or before 30th June 2016 or the occupation of 500th dwelling, whichever is sooner, full details of the following offsite works shall be submitted to and approved in writing by the local planning authority. No occupation of the 876th or subsequent dwellings on the development shall take place until these works have been completed in accordance with the approved details.

 - Improvements to the roundabout at the junction of Stamford Road/Windmill Avenue (junction a)

 - Improvements to the roundabout at the junction of St. Mary’s Road/Windmill Avenue (junction b)

 - Improvements to the roundabout at the junction of London Road, Barton Road and Pytchley Road (junction d)

 - Improvements to the junction of Barton Road/Windmill Avenue (junction e)

46. ii. Prior to the commencement of development on parcels R21 or R22 or prior to the occupation of the 135th dwelling on parcels R23 or R26 (as shown on the approved Strategic Masterplan (see Condition 5)) a Transport Assessment for Cranford Road/Barton Road (junction g) including full details of the required engineering works, drainage, signals, construction details, capacity calculations and triggers for when these highways works will be required, shall be submitted to and approved in writing by the Local Planning Authority. The required works outlined in the approved Transport Assessment (TA) shall be fully implemented in accordance with the triggers set out in the approved TA.

47. Prior to the occupation of the 876th dwelling of the development hereby permitted, the following offsite highway works shall be completed in accordance with full engineering, drainage, signal, constructional details and capacity calculations which shall be submitted to and approved in writing by the Local Planning Authority before the occupation of the 500th dwelling of the development.

- Bus Priority Scheme (f)

48. No more than 375 dwellings shall be occupied on the development unless and until an assessment has been undertaken of an interim scheme of improvement to A14 junction 10 (which shall be generally in accordance with Drawing No. 25134/001/038 in Appendix B of the submitted PBA Technical Note 09 entitled 'A14 J10 Interim Enhancements' dated 17 September 2013) or other such other scheme as may be approved along with details of the timing programme (i.e. occupation of dwellings) for its implementation and completion have been submitted to and approved in writing by the Local Planning Authority. The interim scheme of improvement to A14 junction 10 shall be undertaken in accordance with detailed design, engineering, layout and constructional drawings that have first been submitted and approved in writing by the Local Planning Authority and shall be implemented and open to traffic in accordance with the timing programme approved by the Local Planning Authority.

49. No more than 1750 dwellings shall be occupied until all the mixed use area, (which shall include a minimum of 4,500 square metres of A1, A3, A4 and A5 uses and a total maximum of 5,400 square metres of these uses), employment areas, schools and health clinic approved within Phase 1 as shown on the approved Phasing Plan (see Condition 5), including the related Land Use Budget table, are constructed and available for occupation.

50. No more than 1750 dwellings shall be occupied until the mainline widening of the A14 between junctions 7 and 9 has been constructed by the Highways Agency, acting for the Secretary of State for Transport.

51. All applications for the approval of reserved matters shall include a noise impact assessment for the proposed development, having regard to all noise sources existing or having planning approval at the time of the reserved matters application. The noise impact assessment shall include a review of the data provided within the Environmental Statement and Addendum Noise Report (accompanying the original outline application), be informed by further noise monitoring and modelling where necessary, and where necessary include a noise mitigation scheme. All mitigation schemes shall demonstrate compliance with the standards contained within BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice; and for residential dwellings the good standards as contained within BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice, or any subsequent British Standard which replaces this. The development shall be carried out in accordance with the approved noise mitigation scheme(s).

52. Prior to the completion of the new link road over the River Ise as shown on the approved Strategic Masterplan (see Condition 5) and its junction with Elizabeth Road (Access C), a Noise Impact Assessment in respect of the use of the access link and its effect upon residential properties and gardens in the Elizabeth Road area shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall have regard to the baseline noise conditions referred to in the original Environmental Statement, the baseline noise conditions for the year of opening of the access link, and predicted noise levels for fifteen years after the year of opening. The assessment shall be undertaken in accordance with the Calculation of Road Traffic Noise (CRTN) methodology. Where necessary, a scheme of mitigation designed to satisfy the requirements of the Land Compensation Act 1973, BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice and for residential dwellings the good standards as contained within BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice, or any subsequent British Standard which replaces this, shall be submitted to and approved in writing by the Local Planning Authority. The access link shall not be opened for vehicular traffic until the approved scheme of mitigation has been implemented and a validation report has been submitted to and approved in writing by the Local Planning Authority.

53. Prior to the completion of Barton Road/Warkton Lane (Access E) a Noise Impact Assessment in respect of the use of the new access and its effect upon residential properties and gardens in the Barton Road/Warkton Lane area shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall have regard to the baseline noise conditions referred to in the original Environmental Statement, the baseline noise conditions for the year of opening of the access link, and predicted noise levels for fifteen years after the year of opening. The assessment shall be undertaken in accordance with the Calculation of Road Traffic Noise (CRTN) methodology. Where necessary, a scheme of mitigation designed to satisfy the requirements of the Land Compensation Act 1973, BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice and for residential dwellings the good standards as contained within BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice, or any subsequent British Standard which replaces this, shall be submitted to and approved in writing by the Local Planning Authority. The access link shall not be opened for vehicular traffic until the approved scheme of mitigation has been implemented and a validation report has been submitted to and approved in writing by the Local Planning Authority.

54. Prior to the completion of Barton Road (South) (Access F) a Noise Impact Assessment in respect of the use of the new access and its effect upon residential properties and gardens in the Barton Road/Acorn Close area shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall have regard to the baseline noise conditions referred to in the original Environmental Statement, the baseline noise conditions for the year of opening of the access link, and predicted noise levels for fifteen years after the year of opening. The assessment shall be undertaken in accordance with the Calculation of Road Traffic Noise (CRTN) methodology. Where necessary, a scheme of mitigation designed to satisfy the requirements of the Land Compensation Act 1973, BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice and for residential dwellings the good standards as contained within BS8233:1999 - Sound Insulation and Noise Reduction for Buildings - Code of Practice, or any subsequent British Standard which replaces this, shall be submitted to and approved in writing by the local planning authority. The access link shall not be opened for vehicular traffic until the approved scheme of mitigation has been implemented and a validation report has been submitted to and approved in writing by the Local Planning Authority.

*Members voted on the officers’ recommendation to approve the application*

*(Voting For 4: Against 0)*

*\*(The Committee exercised its delegated powers to*

*act in the matters marked \*)*

*(The meeting started at 7.00pm and ended at 7:40pm)*

Signed: ..........................................................

Chair

DJP