



Strategic Planning Committee

A meeting of the Strategic Planning Committee will be held at the Forum, Moat Lane, Towcester, NN12 6AD on Tuesday 21 November 2023 at 2.00 pm

Agenda

1.	Apologies for Absence and Appointment of Substitute Members
2.	Declarations of Interest Members are asked to declare any interest and the nature of that interest which they may have in any of the items under consideration at this meeting.
3.	Minutes Resolved: That, the Minutes of the Strategic Planning Committee of 17 October 2023 be approved and signed as a correct record.
4.	Chair's Announcements To receive communications from the Chair.
Planning Applications	
5.	2023/5183/MAR Towcester Vale H9 London Road Towcester (Pages 7 - 28)
6.	WNN/2022/1391 Dallington Grange, Mill Lane, Kingsthorpe, Northampton, NN5 7PZ. (Pages 29 - 62)
7.	Urgent Business The Chairman to advise whether they have agreed to any items of urgent business being admitted to the agenda.

8. Exclusion of Press and Public

In respect of the following items the Chairman may move the resolution set out below, on the grounds that if the public were present it would be likely that exempt Public Document Pack Page 1 information (information regarded as private for the purposes of the Local Government Act 1972) would be disclosed to them: The Committee is requested to resolve: "That under Section 100A of the Local Government Act 1972, the public be excluded from the meeting for the following item(s) of business on the grounds that if the public were present it would be likely that exempt information under Part 1 of Schedule 12A to the Act of the descriptions against each item would be disclosed to them"

Catherine Whitehead
Proper Officer
13 November 2023

Strategic Planning Committee Members:

Councillor Phil Bignell (Chair)	Councillor Kevin Parker (Vice-Chair)
Councillor Ann Addison	Councillor Alan Chantler
Councillor André González De Savage	Councillor Rosie Herring
Councillor Rosie Humphreys	Councillor David James
Councillor Charles Manners	Councillor Ken Pritchard
Councillor Bob Purser	Councillor Cathrine Russell
Councillor Danielle Stone	

Information about this Agenda

Apologies for Absence

Apologies for absence and the appointment of substitute Members should be notified to democraticservices@westnorthants.gov.uk prior to the start of the meeting.

Declarations of Interest

Members are asked to declare interests at item 2 on the agenda or if arriving after the start of the meeting, at the start of the relevant agenda item

Local Government and Finance Act 1992 – Budget Setting, Contracts & Supplementary Estimates

Members are reminded that any member who is two months in arrears with Council Tax must declare that fact and may speak but not vote on any decision which involves budget setting, extending or agreeing contracts or incurring expenditure not provided for in the agreed budget for a given year and could affect calculations on the level of Council Tax.

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Queries Regarding this Agenda

If you have any queries about this agenda please contact Diana Davies, Democratic Services via the following:

Tel: 01327 322195

Email: democraticservices@westnorthants.gov.uk

Or by writing to:

West Northamptonshire Council
The Forum
Moat Lane
Towcester
NN12 6AD

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Strategic Planning Committee

Minutes of a meeting of the Strategic Planning Committee held at The Forum, Moat Lane, Towcester, NN12 6AD on Tuesday 17 October 2023 at 2.00 pm.

Present:

Councillor Phil Bignell (Chair)
Councillor Kevin Parker (Vice-Chair)
Councillor Ann Addison
Councillor Alan Chantler
Councillor André González De Savage
Councillor Rosie Herring
Councillor Rosie Humphreys
Councillor David James
Councillor Charles Manners
Councillor Bob Purser
Councillor Cathrine Russell
Councillor Danielle Stone

Substitute Members:

Councillor Stephen Clarke

Also Present:

Councillor Andy Laker
Councillor Nikki Savage
Councillor Daryl Basford Hannington Parish
Councillor Daniel Cribbin Ward Councillor - Virtual Attendance
Nick Baseley, Agent

Apologies for Absence:

Councillor Ken Pritchard

Officers:

Chris Burton, Principal Planning Policy Officer
Philip Donaldson, Development Management Engineer Highways
Harjit Gill, Planning Solicitor
Shaun Robson, Head of Service - Development Management
Diana Davies, Democratic Services Officer

143. **Declarations of Interest**

There were no declarations of interest.

144. **Minutes**

Resolved: That, the Minutes of the Strategic Planning Committee of 12 September 2023 be approved and signed as a correct record.

145. **WND/2022/1066 - Pastures Farm Red House Lane Hannington Northamptonshire NN6 9SZ**

The Principal Planning Officer outlined the information contained in the Committee Updates:

- Change to the recommendation to ensure the satisfactory resolution of ecology.

And added a Verbal Update to advise that interim comments had been received from ecology. They concurred with the officer's views that the ecology report was sufficient and subject to conditions:

- Preparation of a Landscape and Ecological Management Plan (LEMP)
- Development to be carried out in accordance with the preliminary ecology appraisal.
- If the development did not commence prior to the 22 November 2024 a revised a protected species and habitat report should be undertaken.
- No development should take place until a construction management had been submitted and approved by the Local Authority.
- No external lighting in the ecological mitigation and biodiversity enhancement areas.

The Principal Planning Officer advised that, whilst the preliminary view was that ecology report was sufficient, the badger report would need to be taken into account. Therefore the amended recommendation in the late representation, to include the satisfactory resolution of ecology, remained relevant.

- Correction to the Committee report:
 - Clarification regarding the number of objections received which included petition.
 - Verbal Update: subsequent to the publication of late representations, 4 further objections had been received. Mainly highlighted issues with highways and the impact on the village.
- Further Highways Officer's comments.
- Neighbouring Hannington Parish comments had been clearly identified.
- Woodford cum Membris Parish Council had provided comments and included in the late representations.
- Woolgrave Parish Council had requested a condition to prevent a right turn out of the application site. A requirement for an Occupational Management Traffic Plan would resolve that matter.
- 2 further objections received from a member of the public.
- 7 of the conditions included in the delegated report (3,4,6,10,12,17 and 19) made reference to policy SS2 of the South Northamptonshire Local Plan. These references would be updated to the relevant policy in the Settlements and Countryside Local Plan (Part 2) For Daventry.
- Proposed additional conditions:

- Occupational Management Traffic Plan to include: tracking of the largest vehicles to be used at both the site entrance and the A43 Red House Lane cross roads junction; and a routing schedule for the Heavy Goods Vehicles (HGV's).
- Condition 26 removal of permitted development rights.
- Condition 27 removal of temporary use of the land.
- Ecology condition to be added
- Wording of Condition 16 to be amended to allow the use of the site by Traveller and Show Persons.
- Maximum storage height Condition of 5 metres.

The Principal Planning Officer outlined the information in the report and provided a presentation which included maps, plans, site layout and photographs from various viewpoints to provide contextual information.

An aerial view of the site occupied by the applicant in Woodford Halse was provided. The residential development surrounding the area limited the opportunity to expand the existing site to accommodate 4 generations of family, size and numbers of vehicles and fairground equipment. The existing site no longer met the required health and safety standards and provided poor amenity. The village roads were no longer provided suitable access for the show vehicles.

The outline of the existing Woodford Halse site was overlaid on to the layout plan of the application site to show the effect on the fields at Pastures Farm and the proposed layout of residential dwellings.

The Principal Planning Officer outlined the relevant policies for consideration:

- The Development Plan and Policy H09.
- The National Planning Policy Framework (NPPF) paragraph 62,
- The NPPF which required local planning authorities to maintain a rolling 5 year supply for the specific delivery of Gypsy and Traveller sites and provide for growth.
- Planning Policy for Traveller Sites (PPTS), that stipulated that local authorities should use a robust evidence base to establish accommodation needs to inform the preparation of local plans and in making planning decisions.
- Section 225 of the Housing Act 2004
- Government policy which stated a lack of a 5 year supply would be a significant material consideration in any subsequent planning decision.
- Gypsy Traveller Accommodation Needs Assessment, the (GTAA), a West Northamptonshire Councils Gypsy and Traveller needs assessment 2022
- Planning Policy team had identified a need for travelling showpeople plots. Evidence held by the Local Planning Authority (LPA) showed that the Woodford Halse site was no longer suitable and evidenced the families need for relocation.
- To satisfy Policy HO9 all 6 sub criteria would have to be met:
 - With suitable Condition attached highway authority was content that safe access could be achieved. Provided adequate storage of machinery, vehicle parking and turning on site.

- The site was reasonably accessible to a range of services, public transport, primary care, shops and schools.
- The site would provide an acceptable standard of amenity. Flood Risk Zone one, not identifiable air pollution.
- On site amenity services, officers had recommended apply conditions – provision of details regarding recycling facilities and further drainage information. The site had a water supply and power.
- Access to infrastructure and local amenities were reasonably accessible. The landscape officer had recommended proposed mitigation measures to reduce the visual impact of the site.
- The landscape officer's commented that suitable screening would be provided. The highways network indicated there was adequate space for storage and maintenance of vehicles on site.

In response to members questions the Principal Planning Officer advised:

- The petition received in objection to the applications were signed, however the Principal Planning Officer did not have a record of the address' to confirm the location of the objectors.
- The Government website for Walgrave Primary School showed it had capacity of 210 pupils and they had 144 pupils.
- Biodiversity Net Gain report had not been received and quantification would be sought. A LEMP would be required prior to commencement of development to ensure the biodiversity net gain was maintained in perpetuity.
- The fairground season would commence March/April and concludes early November and Christmas Fair commitments. Site would be used for storage of fairground equipment which would be off site for the majority of the year.
- The majority of the land to the east of main house, would be used as amenity.
- And for testing of machinery. Condition restricts the testing of the machinery to no more than 5 days of continuous testing, 30 days in total, to prevent its use all year. With the amenity space being used for recreational purposes. The land would also have Sustainable Drainage Systems (SUDS).
- There would be heavy machinery being manoeuvred on the grassed amenity land during the winter months.
- The site would be occupied whilst the machinery is stored which would deter rural clime. A condition had been applied to require details of fencing or security measures be submitted to the local planning authority prior to them being erected.
- The landscape officer's recommendations will be included in the LEMP and would be reviewed by the landscape officer, prior to it being signed off.
- Condition 18 required, prior to occupation, a scheme showing the provisions to be made for external lighting, be submitted to, and approved in writing by the Local Planning Authority. And the ecologist had recommended that there be no lighting in the mitigation areas.
- Land assessment had not been provided.
- Condition 16 would be reworded to read: The site will not be occupied by any persons other than travelling show persons.

In response to members questions, the Development Management Engineer Highways advised:

- That the Local Highways Authority supported the condition to restrict HGV travel to a right turn to exit the site. Inclusion in the traffic management plan would ensure the condition was enforceable.
- The access to the site had been tracked for a 16.5 metre vehicle, the traffic management plan would require the site access and the A43 junction be tracked for the larger vehicles.

Councillor Andy Laker addressed the Committee on behalf of Walgrave Parish Council, in objection to the application. Objections included:

- Change of Use land buildings and residential property
- Large vehicles using rural roads
- Storage of fairground equipment
- Impact on the size of the site on the area, rural infrastructure and local facilities.
- Danger of the highway access to A43 from Red House Lane
- Impact on the neighbouring villages when the A43 closed and traffic routes through neighbouring villages.
- School not on a bus route or cycle path. Increased danger of parked cars and congestion outside the school.
- The application not supported by the Daventry Design Code – sustainable design techniques 3.2.

In response to members questions, the Objector declined to provide an insight into Walgrave Parish Council's aspirations for the site. And added the access to or through Walgrave was not suitable for large vehicles and there was no access for schools and the shop.

Councillor Nikki Savage addressed the Committee in objection to the application. Objections included:

- Scale of the site and the siting in open countryside and farmland.
- Loss of pasture to hardstanding.
- Significantly alter the character and form of the rural village with the proposal having a visual impact on the approach to the village.
- Proposed screening would take 10 years to become mature.
- Concern was raised that the Council's lack of a policy for provision of land for Travelling Showmen had led to the Policy in place to prevent the development in open countryside outside the confines of the village being disregarded.
- Concern was raised whether it would be feasible to meet and adhere to the number of conditions being applied to the application.

Councillor Daryl Basford, Hannington Parish Council addressed the Committee in objection to the application. Objections included:

- Small agricultural village with 110 properties.
- Limited Amenities
- Policy H09 sub criteria 1,4 and 5 had not been met in full. Traffic concerns, the swept path analysis carried out did not account for the length of the

vehicles in operation by the applicant. Safety concerns were raised regarding the suitability of both Red House Lane and the junction of the A43. Current HGV traffic mounted the verges of Red House Lane and at the junction of the A43. Assessment of the junction of the main access route and A43 considered dangerous. Highways design statement omitted mention 10 accidents (on public record), one fatality. Safety of other road users. The weight restriction on Red House Lane was not being enforced. Poor junction visibility.

- Errors and misinformation in the application; no chemicals or hazardous substances stated, no residential unit increases included.

In response to members questions the Councillor Daryl Basford added:

- The proposed development was half the size of the village and would dominate the local area.
- HGV's, in excess of 7.5 tonne limit, were permitted access for loading and unloading only.
- The size of the development site, in relation to the village was the primary issue with the ongoing highways issues being a secondary issue.

Councillor David Cribbin, Moulton Ward, addressed the Committee in objection to the application. Objections included:

- Open Countryside and contrary to Policy RA06.
- Policy H09 criteria not been met.
- Over oppressive development.
- Highways concerns – Junction of the A43 unsuitable for movement of showground vehicles. Record of accidents and recent fatality. Impact of large vehicular movements on the highways infrastructure without mitigation measures to ensure safe movement on and off the development site. Consider a reduction of the 60mph speed limit on Red House Lane.

Nick Baseley, the agent, addressed the Committee in support of the application and provided information regarding:

- the reasons for relocation to the application site.
- the process undertaken to engage with planning to work through the additional complexities of locating to land which required a mixed use of residential, storage and light industrial.
- the compliance with planning policies.
- the Council's obligation to meet the accommodation needs.
- Provision of Lower density development, sustainable drainage, landscape mitigation and biodiversity net gain
- Glowing character reference from Chair of Woodford Halse Parish Council.
- Suitability of highway network.
- The frequency of movement of HGV vehicles and the avoidance of movement during peak hours.

In responses to members questions the agent added:

- Additional movement of HGV vehicles both on and off the site may occur should events be cancelled, or vehicles require repair.
- Movement timed to avoid peak traffic hours.

- Size of the site reflected the future requirements of the family; preserved the character of the site; provided significant woodland screening; enabled the separation of caravan plots, provision of grass and screening and an area for individual equipment; SUDS, wildflower meadow. Part of the amenity land would be used for testing the equipment and have a track ware system for soft ground.
- The inclusion of the brownfield site was considered necessary for future provision within the development.
- Broad leaf tree plant to take place in the first available season. Landscaping would include native species of trees and would provide a bio-diversity net gain.
- The stable block would be used for storage and maintenance.
- An attenuation basin would be excavated for a sustainable eco drainage system and planted with wildflowers.
- During the show season, maintenance of vehicles and rides would be carried out in situ or at the nearest site, therefore would not increase the anticipated movement of HGV's on and off the site.
- Initially no one would be in residence on the site during the show season.
- The applicant would have considered the accessibility and movement of vehicles on and off site and had not identified the A43 junction as a navigational issue.
- The applicant and agent attempted to engage with the Hannington Parish Council at a Parish meeting but did not communicate in writing.
- The existing 5 bar gate would remain, if it were required it could be set back to reduce the risk of the largest vehicle obstructing traffic whilst accessing the site.
- Should a second gate be required for security it would be set back.
- The 4 primary children were schooled through Work Home Packs, a Government based initiative provided through the primary school. During the winter month they would choose to attend school. But could continue to operate from the home school, work packs.

In response to questions raised The Development Manager clarified that Condition 4 made provision for the access to the development site to be set back by a minimum of 20 metres.

In response to questions raised The Principal Planning Officer advised that:

- The application for the development of Pastures Farm differed to the refused planning applications referred to by Hannington Parish Council. The application was a tilted balance application, the Government expected that significant weight be given to the failure to have a 5 year land supply for travelling show people.
- It is a large site but with limited number of plots. With landscape mitigation it would be barely perceptible, planting would give a rural façade and the main part of the site would be hidden by the screening.

During the course of the debate the Committee discussed:

- Condition 21. Restricting operating hours for testing of equipment to Monday-Friday, 9.00–16.00.

- A need for relocation had been identified and demonstrated.
- Landscaping and the visual impact mitigation.
- Proposed A43 dualling affecting the travel route.
- Period of occupation of the residential site.
- Volume and periods of movement of vehicles.
- Absence of a 5 year land supply policy for traveling show people and the weighting placed on the application.
- Extent of the planning application site.
- Concern expressed that electrical supply should not be visible.

In response to members discussion and requests for amendment to the recommendation, the Development Manager provided a summary:

The Assistant Director for Planning and Development be given delegated powers to grant permission of the development subject to conditions and the satisfactory resolution of ecology. And to include the following additions and amendments; Condition 21 – include the hours of testing 9.00-16.00, Monday- Friday only; Condition 4 – gateway to be set back by 29 metres; Condition 17 – delete the wording gypsy and traveller and replace to read travelling show person; Condition to ensure the new electrical supply was grounded.

Councillor James proposed the application be approved, subject to the inclusion of the additions and amendments listed. The proposition was seconded by Councillor Chantler and on being put to the meeting was declared carried unanimously.

Resolved: That permission be granted subject to the conditions in the report and subject to:

1. Condition 21. The testing of testing of rides and machinery shall be restricted to 0900hrs to 1600hrs Monday to Friday with no testing permitted on Saturday or Sunday.
2. Condition 4. Any gates across the site access must be set back by a minimum of 30 metres from the highway boundary to allow for the longest combination of the occupant showmen's vehicle (in tow) to pull off the highway before the gates are opened.
3. Condition 17. The site shall not be occupied by any persons other than Travelling Showpeople as defined in Annex 1 of Planning policy for traveller sites (August 2015)
4. Additional Condition. Unless agreed in writing by the Local Planning authority all permanent electricity supply to, within and from the site is to be subterranean, this includes all electrical supply placed on the site to and from the plots.

With the Assistant Director for Planning and Development be given delegated powers to grant permission of the development subject to conditions and the satisfactory resolution of ecology.

The meeting closed at 4.06 pm

Chair: _____

Date: _____

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West Northamptonshire Council
Strategic Planning Committee
21st November 2023

Agenda Item	Ward	Application Number	Location	Case Officer	Recommendation
5	Towcester & Roade	2023/5183/MAR	Towcester Vale H9 London Road Towcester	Dan Callis	*Approve
6	Dallington Spencer	WNN/2022/1391	Dallington Grange, Mill Lane, Kingsthorpe, Northampton, NN5 7PZ	Andrew Longbottom	*Approve

*Subject to conditions

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2023/5183/MAR
Towcester CP

 Planning Application


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2023/5183/MAR
Towcester CP

 Planning Application
Aerial: Latest Available

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Planning Committee Report

Application Number: 2023/5183/MAR

Location: Towcester Vale H9 London Road Towcester West Northamptonshire

Development: Resubmission of Reserved Matters Application for 27 units on parcel H9 (part phase 2) (pursuant to outline planning permission S/2007/0374/OUTWNS). The outline application was accompanied by an Environmental Statement at Land at Towcester Vale Towcester (H9)

Applicant: TH Towcester Grange Limited

Agent: Barton Willmore

Case Officer: Daniel Callis

Ward: Towcester and Roade

Reason for Referral: Major Development

Committee Date: 21 November 2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AS SET OUT BELOW WITH DELEGATED AUTHORITY TO THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT TO APPROVE ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY.

Proposal

Resubmission of Reserved Matter Application for 26 units on parcel H9 (part phase 2) (pursuant to outline planning permission S/2007/0374/OUTWNS). The outline application was accompanied by an Environmental Statement at Land at Towcester Vale Towcester (H9).

Consultations

The following consultees have raised **objections** to the application:

- Towcester Town Council, Towcester Local History Society

The following consultees have raised **no objections** to the application:

- WNC Heritage, WNC Planning Policy, WNC Highways, WNC Archaeology, Crime Prevention Design Advisor, Anglian Water

The following consultees have not responded to the application:

- WNC Ecology, WNC Arboriculture

1 letter of objection have been received and no letters of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Design and compliance with the Design Code
- Heritage impacts (demolition of the non-designated heritage asset)
- Highway Safety, parking and access
- Impact upon drainage and flooding
- Impact upon protected species
- Impact upon residential amenity (neighbours and units within the site)

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site relates to the sustainable urban extension (SUE) on the southern side of the town, which in total extends to an area of 180 hectares. The SUE is bounded to the east by the A5, to the west by the A43, and to the north by the existing built development of Towcester. The SUE also adjoins the hamlet of Wood Burcote. To the south of the SUE lies open countryside.
- 1.2 The site itself comprises one parcel (or sub-phase) of within the SUE. This sub-phase occupies an area on the northern edge of the site, adjacent to the existing properties in Jenkinson Road.
- 1.3 The site contains the remaining (principal) building from the Park View Stables complex (considered a non-designated heritage asset). The other buildings that formed the complex have been demolished.
- 1.4 The application is for all reserved matters (appearance, landscaping, layout and scale) within the area lined in red.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The application is for reserved matters for 26 units on parcel H9, which is within phase 2 of the SUE. The proposal includes the demolition of the existing Park View Stables building (a non-designated heritage asset).
- 2.2 There is a 6m-wide easement along the northern edge of the site (relating to existing high voltage power cables), which passes through the rear gardens of plots 11, 13, 14 and 15.

- 2.3 The proposed housing mix is a variety of 3, 4 and 5 bed units.
- 2.4 The proposal includes no affordable units (the outline permission required 10% affordable, which would equate to 2.7(3) units on this parcel).
- 2.5 There is an extant reserved matters consent for 27 units on this same parcel, as approved in June 2022 under application WNS/2022/0173/MAR. The site has since been sold to a different developer, who seeks a new consent for their own scheme.
- 2.6 Timescales for Delivery: The development of this parcel of land is considered to follow on seamlessly from current development elsewhere on site.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:

Application Ref.	Proposal	Decision
S/2007/0374/OUTWNS	Outline planning application for the creation of a new mixed use neighbourhood at Towcester comprising: 2750 homes; employment land to support B1, B2 and B8 uses; a main Local Centre (food store, retail units, public house/restaurant, doctors surgery/medical centre, nursery/crèche and community hall); a support local centre (corner shops, takeaways); mixed use commercial area to accommodate Class C1 Hotel with conference and leisure facilities; two new primary schools; areas of public open space and strategic landscaping, incorporating new formal Sports Pitches, and combined community facility and Pavilion and parking and new allotments; the provision of the Towcester Relief Road connecting the A5T to the A43T; surface water/flood management works and necessary related engineering works for drainage and services	APPROVED March 2015
WNS/2022/0173/MAR	Reserved Matter Application for 27 units including conversion of existing stables on parcel H9. (part phase 2).(pursuant to outline planning permission S/2007/0374/OUTWNS) The outline application was accompanied by an Environmental Statement	APPROVED June 2022

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

- 4.2 The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted South Northamptonshire Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

- 4.3 The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S2 - Hierarchy of Centres
- S3 - Scale and Distribution of Housing Development
- S5 - Sustainable Urban Extensions
- S6 - Phasing of Housing Development
- S10 - Sustainable Development Principles
- S11 - Low Carbon and Renewable Energy
- C1 - Changing Behaviour and Achieving Modal Shift
- C2 - New Developments
- C5 - Enhancing Local and Neighbourhood Connections
- RC2 - Community Needs
- H1 - Housing Density and Mix and Type of Dwellings
- H2 - Affordable Housing
- H4 - Sustainable Housing
- BN2 - Biodiversity
- BN5 - The Historic Environment
- BN7a – Water infrastructure
- BN7 - Flood Risk
- BN9 - Planning for Pollution Control
- BN10 - Ground Instability
- INF1 - Approach to Infrastructure Delivery
- INF2 - Contributions to Infrastructure Requirements
- T1 - Spatial Strategy for Towcester
- T3 - Towcester South Sustainable Urban Extension
- T4 - Transport Improvements for Towcester

South Northamptonshire Local Plan (Part 2) (LPP2)

- 4.4 The relevant policies of the LPP2 are:

- POLICY SS1: The settlement hierarchy
- POLICY SS2: General development principles
- POLICY LH8: Affordable housing
- POLICY SDP3: Health facilities and wellbeing
- POLICY INF1: Infrastructure delivery and funding

- POLICY INF3: Education facilities
- POLICY INF4: Electric vehicle charging points
- POLICY GS1: Open space, sport and recreation
- POLICY HE1: Significance of heritage assets
- POLICY HE2: Scheduled ancient monuments and archaeology
- POLICY HE7: Non-designated heritage assets
- POLICY HE3: Historic parks and gardens
- POLICY NE3: Green infrastructure corridors
- POLICY NE4: Trees, woodlands and hedgerows
- POLICY NE5: Biodiversity and geodiversity

Material Considerations

4.5 Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- SNC adopted supplementary planning guidance (SPGs) and documents (SPDs)
- Towcester South Design Code (residential phases 1-5): The outline planning permission required the approval of a Design Code for all phases of development within the SUE. The Design Code approved on 18th March 2016 (ref: S/2016/0061/COND) covers phases 1-5 of the SUE, including all of the current reserved matters proposals.
- Towcester Masterplan: The Council adopted the Towcester Masterplan in March 2011. The Masterplan identifies the application site as one of the Key Opportunity Sites in the town (Site TE – Towcester South and Site TH – Southern Gateway) to bring forward a mixed-use development of housing and employment of up to 3300 houses and 3000 jobs.

5 RESPONSE TO CONSULTATION

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Towcester Town Council	Objection	<p>WNC should commission an independent, detailed structural survey to determine the condition of Park View Stables.</p> <p>The significance of Park View Stables as a historical building and local landmark must be acknowledged by the WNC Planning Committee when determining this application.</p> <p>The recent proposal for conversion of the stables would suggest that at least some elements of the building could be preserved.</p> <p>This opportunity should be fully explored, and if possible, retention of these features incorporated into the development proposals.</p>

Towcester Local History Society	Objection	<p>Ask that the building (Park View Stables) be considered on its historic, rather than its architectural, significance.</p> <p>Notably:</p> <ol style="list-style-type: none"> 1. Its role in the creation of Towcester Racecourse. 2. Its associations with Ex-King Francis II & Queen Maria Sophia of Naples. 3. The use of Park View House as a 'Hunting Box' during the 19th century when hunting played a significant role in the economy of Towcester and of the County. 4. The building creates a local landmark that will become more obvious when the adjacent parkland is finished. <p>Should the argument rest on the condition of the building, then the applicant should provide a detailed structural survey in order to justify the Proposal.</p>
WNC Heritage	No objection	<p>Whilst regrettable, it does appear that the building has reached a point whereby reuse is no longer commercially feasible. However, given the significance of this building and the associated former buildings on the site including Park View House, it would be appreciated if, in addition to the Building Recording, a permanent reminder could be provided on the site as to the site's history, associations and impact on the town of Towcester.</p>
WNC Highways	No objection	<p>The LHA notes that its previous comments have been addressed, so has no objections to raise.</p>
WNC Archaeology	No objection	<p>Recommend that the stable building be fully recorded prior to demolition.</p>
WNC Planning Policy	No objection	<p>Highlight various relevant policies and considerations.</p>
WNC Ecology	N/A	<p>No response received</p>
WNC Arboriculture	N/A	<p>No response received</p>
Anglian Water	No objection	<p>No further comment</p>

Crime Prevention Design Advisor	No objection	The Layout, in the main, complies with planning out crime guidance
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6 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

6.1 There has been an objection from 1 local resident, raising the following comments:

- Impact upon neighbouring amenity through loss of privacy, due to:
 - Proximity
 - Ground height at which new dwellings would be constructed
 - Height of dwellings (3 storey)
 - Orientation of windows
- Proximity of dwellings to high voltage power cables

7 APPRAISAL

Design and compliance with Design Code

- 7.1 The proposed scheme utilises a variety of house types which fully comply with the Design Code, represent a high standard of design and are acceptable.
- 7.2 The overall layout is well designed, providing positive connectivity between streets and clear legibility.
- 7.3 Conditions will ensure that materials and architectural detailing are submitted for approval, prior to construction.

Highway Safety, parking and access

- 7.4 The parking provision fully complies with the approved Design Code and means that adequate parking will be provided. The parking is all arranged in a manner convenient to future occupants, thereby minimising inconsiderate on-street parking or parking congestion.
- 7.5 The Local Highway Authority made a small number of comments about road surfacing, shared driveway widths, etc. which have been resolved through amended plans and/or the proposed conditions.

Heritage Impact (non-designated heritage asset)

- 7.6 The stable building associated with the former Park View House, a gothic revival property (long since demolished), has previously been identified as a non-designated heritage asset and its retention and reuse sought as part of the overall development of Towcester South.
- 7.7 Regrettably, a castellated element of this building (at the east end), which reflected some of the exuberance of the main house, was in a perilous state and its demolition was agreed in 2021. The second stable block (immediately to the north of the main block) was also considered to contain instable elements and not considered viable to retain and reuse. The demolition of this block was also reluctantly agreed. This now

leaves the main stable block with a cupola (timber louvred roof feature) as the only remaining element of the former country house. The building is in a poor state of repair and deterioration has visibly accelerated in recent years.

- 7.8 The applicant has provided a structural report, which concludes that, whilst it is possible to retain and repair the existing building, to do so would involve extensive re-building and would cost a significant amount (to the point that it would not be viable when weighed against the value of the resultant properties created).
- 7.9 Given the significance and local interest in the non-designated heritage asset, Officers wished to obtain a second, independent, opinion on the condition of the building. Therefore, WNC appointed Wellan Ltd (respected structural engineers with a specialism in historic buildings) to undertake their own review. Wellan Ltd reached a similar conclusion to the applicant's engineer, that, whilst restoration is physically possible, much of the existing historic fabric would need replacement. This includes:
- Extensive repairs and a new outer leaf to the north-east (gable end) elevation
 - Replacing very extensive amounts of spalled brickwork on the principal/front elevation
 - Replacing lintels on the rear (south-east) elevation
 - Constructing a replacement 'cupola' on the roof
 - Potentially replacing much of the roof (detailed inspection not possible)
 - Rebuilding both chimneys
 - Construction of a new floor (to the ground floor)
 - Installation of damp-proofing
 - Replacement of all windows and doors
- 7.10 When considering the harm resulting from the loss of the non-designated heritage asset, the NPPF states (para 203):
- "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*
- 7.11 South Northants Part 2 Local Plan policy HE7(2) states:
- "Proposals involving the full or partial loss of a non-designated asset should balance the scale of any harm or loss that is caused and the significance of the heritage asset against any benefits. Where loss is permitted a full recording of the asset is likely to be requested."*
- 7.12 In this instance, Heritage Officers consider the building's significance and special interest lies in its historical relationship to Park View House and some of the attractive decorative Victorian architectural detail to the front/principal elevation. The remainder of the building is of relatively standard, unremarkable Victorian construction of limited historic interest.
- 7.13 Regrettably, as proven by both structural reports, the extensive repair works needed to make the building fit for its new purpose would result in the replacement of a significant proportion of the building's external facades, including all windows and doors, a substantial amount of brickwork on the principal elevation, and the eye-catching 'cupola'. Conversion would also, inevitably result in a number of internal alterations, such as removing partition walls, etc. As a result, if retention and restoration were required, the resultant building would appear more as a rebuilt replica of the original, with little obvious authentic historic fabric of note remaining.

- 7.14 Equally, with the new residential development surrounding the building on 3 sides, the building's context would also change dramatically. If restored, rather than standing in spacious mature parkland, as it does at present, the building would be somewhat lost within a 'sea' of new built development.
- 7.15 With this in mind, Officers reluctantly accept that the building is possibly beyond viable restoration and retention as part of the overall SUE development.
- 7.16 The extent of repairs required, and the change in context, would mean the value of the non-designated heritage asset would be diminished somewhat. Therefore, when weighing the loss of the building, and its significance, against the benefits of the proposal (i.e. the efficient delivery of new housing on this parcel of the wider SUE), Officers conclude that, on balance, the benefits outweigh the harms and a case for retention would be difficult to sustain.
- 7.17 However, in lieu of the loss of the non-designated heritage asset, the applicant has agreed to provide an A1-sized interpretation board, at their own cost, which would be installed within the adjacent public open space and would help inform the community of the site's history (both the existing stables and the original Park View House as well). The provision of this interpretation board will be secured via condition and Towcester and District Local History Society and WNC Heritage team will be given the chance to contribute to its content and design.
- 7.18 A condition will also require a full formal building recording be undertaken and submitted for archiving.
- 7.19 As a result, the proposal is considered to comply with para 203 of the NPPF, Policy HE7 of the LPP2 and Policy BN5 of the LPP1.

Impact upon drainage and flooding

- 7.20 Both foul and surface water drainage are already covered by conditions on the outline permission, which require the approval of details separate to this reserved matters application. The development on this parcel would feed into the site-wide drainage systems, which have been designed to accommodate the anticipated flows.

Impact on Protected Species

- 7.21 Ecological mitigation site-wide is covered by a condition on the outline planning permission. The proposal should ensure that it accords with the detailed mitigation measures and enhancements outlined in the Environmental Statement and Green Infrastructure Strategy that was submitted with the outline application and the approved site wide Ecological Mitigation and Enhancement Plan (EMP) by BSG ecology dated 22nd May 2017.
- 7.22 As comments from WNC Ecology are still awaited, an update will be provided at the Committee meeting.

Impact upon residential amenity (neighbours and units within the site)

- 7.23 The nearest existing neighbouring properties are No. 34, 36 and 38 Jenkinson Road, to the north, which back onto the site. These dwellings are roughly 12m-13m from the site boundary. The 7m-wide easement along the north site boundary means that the closest proposed dwelling (plot 15) is just over 19-20m from any of the existing neighbours' rear windows.

- 7.24 The site adjacent to the northern boundary is relatively flat, meaning that the proposed dwellings would be constructed on a slab level not dissimilar to the properties in Jenkinson Road. The submitted levels strategy is very similar to that already approved on the previous reserved matters application.
- 7.25 Plot 15 would be built at 90 degrees to the neighbours, with only a first floor bathroom window (obscure glazed) facing towards the rear of 38 Jenkinson Road.
- 7.26 There is only one first floor bedroom window in the rear of plot 14 (plus rooflights at 2nd floor), which looks towards No.36 Jenkinson Road at a distance of about 29m. A 4m tall mature conifer (evergreen) hedge already existing along the rear boundary fence of 36 Jenkinson Road, which will provide additional screening (above the height of the boundary fence) to further reduce any overlooking.
- 7.27 There are no windows at all in the side elevation of plot 13 (facing the rear of 34 Jenkinson Road). The separation distance is 35m.
- 7.28 Although the proposed development will clearly change the outlook from the rear of the properties in Jenkinson Road, given the separation distances, the proposed development is not considered to cause any significant or undue harm to amenity, either by loss of light (the distance is comfortably greater than the 12m required in the SNC Design Guide), overbearing effect, or loss of privacy (the SNC Design Guide requires a minimum of 18m).
- 7.29 Within the site itself, all units are provided with adequate privacy and a suitable private garden, commensurate with the size of unit served.

Impact on trees

- 7.30 The proposals involve the loss of 5 existing trees, two of which constitute part of the adjacent Area TPO. However, this aspect of the proposal is unchanged from the extant reserved matters consent (WNS/2022/0173/MAR).

Affordable Housing

- 7.31 The proposal includes no affordable units (the outline permission required 10% affordable across the whole site, which would equate to 2.7(3) units on this parcel). This approach was accepted on the previous reserved matters scheme for this part of the site. This is not an unusual approach when considering smaller parcels of development within a wider outline site and providing there is an appropriate spread and delivery of affordable housing to meet the 10% requirement throughout the outline site. The affordable housing requirements will be met by other land parcels, as such there is no objection raised to the approach being taken to this land parcel as regards affordable housing delivery.

8 FINANCIAL CONSIDERATIONS

- 8.1 CIL is not applicable to this development, as the outline permission pre-dates the implementation of CIL.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 The application comprises the reserved matters for a sub-phase of 27 dwellings within the SUE.

- 9.2 The proposal is in general accordance with the approved Design Code for the respective phase of the sustainable urban extension. The house types all accord with the dimensions and characteristics set out in the Code, as does the parking provision, road hierarchy and road dimensions.
- 9.3 The architectural detailing of the house types is also in general accordance with the Code.
- 9.4 The proposal is considered to incorporate a suitable means of access and movement, as well as give suitable regard to trees and hedges, ecology, flooding and residential amenity.
- 9.5 The lack of any affordable housing provision on this parcel is a neutral point, as affordable housing provision across the SUE is in accordance with the 10% requirement in the S106. Also, the existing reserved matters consent for this parcel had no affordable housing either.
- 9.6 The demolition and complete loss of the historic stable block (Park View Stables), a non-designated heritage asset, is very much regrettable. However, even if it were retained, the extent of re-building required would result in the asset's significance being notably diminished. Retention is unfortunately, considered to be unviable. When weighed against the benefits of the efficient delivery of this parcel as a contribution to the overall SUE, on a balanced judgement, the harm resulting from the loss is outweighed by the benefits and, therefore, the proposal is considered to be in accordance with para 203 of the NPPF and SNP2LP policy HE7(2).
- 9.7 Overall, therefore, the proposal is considered acceptable, to accord with the Development Plan, and is recommended for approval.
-

10. RECOMMENDATION / CONDITIONS AND REASONS

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AS SET OUT BELOW WITH DELEGATED AUTHORITY TO THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT TO APPROVE ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY.

CONDITIONS

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

Approved plans

1. The development shall not be carried out otherwise than in complete accordance with the approved plans unless a non-material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015. The approved plans are:

General

- Drawing No. 1029-H9-002 (application areas plan)
- Drawing No. A22-086-PL001 rev I (site development plan)
- Drawing No. A22-086-PL010 rev D (parking plan)
- Drawing No. A22-086-PL011 rev D (refuse plan)

- Drawing No. A22-086-PL012 rev D (amenity plan)
- Drawing No. A22-086-PL013 rev E (boundary treatment plan)
- Drawing No. A22-086-PL014 rev E (materials plan)

House type plans

- Drawing No. A22-086-PL100 rev F (Type B floorplans – plots 19, 22)
- Drawing No. A22-086-PL101 rev F (Type B elevations – plots 19, 22)
- Drawing No. A22-086-PL102 rev D (Type B1 floorplans – plot 9)
- Drawing No. A22-086-PL103 rev D (Type B1 elevations – plot 9)
- Drawing No. A22-086-PL400 rev C (Type C floorplans – plot 8)
- Drawing No. A22-086-PL401 rev C (Type C elevations – plot 8)
- Drawing No. A22-086-PL402 rev C (Type C floorplans – plot 20)
- Drawing No. A22-086-PL403 rev C (Type C elevations – plot 20)
- Drawing No. A22-086-PL404 rev E (Type C floorplans – plots 15, 17, 21)
- Drawing No. A22-086-PL405 rev E (Type C elevations – plots 15, 17, 21)
- Drawing No. A22-086-PL406 rev A (Type C floorplans – plot 23)
- Drawing No. A22-086-PL407 rev A (Type C elevations – plot 23)
- Drawing No. A22-086-PL502 rev D (Type D1 floorplans – plot 5)
- Drawing No. A22-086-PL503 rev D (Type D1 elevations – plot 5)
- Drawing No. A22-086-PL504 rev C (Type D1 floorplans – plot 12)
- Drawing No. A22-086-PL505 rev C (Type D1 elevations – plot 12)
- Drawing No. A22-086-PL506 rev E (Type D2 floorplans – plot 24)
- Drawing No. A22-086-PL507 rev E (Type D2 floorplans – plot 24)
- Drawing No. A22-086-PL508 rev E (Type D2 elevations – plot 24)
- Drawing No. A22-086-PL515 rev D (Type D2 floorplans – plot 14)
- Drawing No. A22-086-PL516 rev D (Type D2 floorplans – plot 14)
- Drawing No. A22-086-PL517 rev D (Type D2 elevations – plot 14)
- Drawing No. A22-086-PL518 rev B (Type D1 floorplans – plot 2)
- Drawing No. A22-086-PL519 rev B (Type D1 elevations – plot 2)
- Drawing No. A22-086-PL520 rev C (Type D2 floorplans – plots 25, 26)
- Drawing No. A22-086-PL521 rev C (Type D2 floorplans – plots 25, 26)
- Drawing No. A22-086-PL522 rev C (Type D2 elevations – plots 25,26)
- Drawing No. A22-086-PL523 rev A (Type D2 floorplans – plots 11, 13)
- Drawing No. A22-086-PL524 rev A (Type D2 floorplans – plots 11, 13)
- Drawing No. A22-086-PL525 rev A (Type D2 elevations – plots 11, 13)
- Drawing No. A22-086-PL600 rev H (Type E floorplans – plots 3, 6, 7)
- Drawing No. A22-086-PL601 rev H (Type E elevations – plots 3, 6, 7)
- Drawing No. A22-086-PL602 rev G (Type E floorplans – plot 1)
- Drawing No. A22-086-PL603 rev F (Type E elevations – plot 1)
- Drawing No. A22-086-PL604 rev A (Type E floorplans – plots 4, 10)
- Drawing No. A22-086-PL605 rev A (Type E elevations – plots 4, 10)
- Drawing No. A22-086-PL606 rev A (Type E floorplans – plots 16, 18)
- Drawing No. A22-086-PL607 rev A (Type E elevations – plots 16, 18)

Garage plans

- Drawing No. A22-086-PL700 rev A (garage – plot 1)
- Drawing No. A22-086-PL701 rev A (garage – plots 23, 25, 26)
- Drawing No. A22-086-PL702 rev A (garage – plots 4, 12, 13, 24)
- Drawing No. A22-086-PL703 rev A (garage – plot 21)
- Drawing No. A22-086-PL704 rev A (garage – plots 2, 3)
- Drawing No. A22-086-PL705 rev A (garage – plots 8, 9, 10, 11)
- Drawing No. A22-086-PL706 rev A (garage – plots 14, 15, 16, 17, 18, 20)

- Drawing No. A22-086-PL707 rev A (garage – plots 5-7)

Reason: To clarify the permission and for the avoidance of doubt.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL
OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC
CONSTRUCTION WORKS TAKE PLACE

Building recording

2. No development shall take place until the applicant (or their agents or successors in title) has submitted to and had approved in writing by the local planning authority a programme of archaeological work consisting of a written scheme of investigation for a level 3 Building Recording and a timetable for that work. The development shall thereafter proceed in accordance with the approved written scheme of investigation and timetable. Within 6 months of the completion of the archaeological work the applicant (or their agents or successors in title) shall submit the Building Recording report to the local planning authority for its written approval together with details of the store at which this is to be deposited.

Reason: To secure the provision of archaeological investigation and subsequent recording, to comply with Government advice in the National Planning Policy Framework (NPPF) (Section 16). This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Boundary enclosures

3. No dwelling shall be constructed above slab level until full details of the enclosures along all boundaries and within the site (including how they respond to changes in ground level) have been submitted to and approved in writing by the Local Planning Authority and such means of enclosure, in respect of those dwellings which it is intended shall be screened, shall be erected prior to the first occupation of those dwellings.

Reason: To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Landscaping

4. A scheme for landscaping the site shall be provided to and approved in writing by the Local Planning Authority which shall include:-
 - (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc.),
 - (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
 - (c) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps.

Such details shall be provided prior to the development progressing above slab level or such alternative time frame as agreed in writing by the developer and the Local

Planning Authority. The approved scheme shall be implemented by the end of the first planting season following occupation of the development.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Stone panel

5. The external walls of the dwellings to be faced with stone shall be constructed in natural stone which shall be laid, dressed, coursed and pointed using a lime based mortar with brushed or rubbed joints in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the stonework is commenced. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework

Bricks

6. Samples of the bricks to be used in the construction of the walls of the dwellings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Roofing materials

7. Samples of the tiles/slates (including ridge tiles) to be used in the covering of the roof of the dwelling(s) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework

External lighting

8. No dwelling shall be constructed above slab level until details of the external lighting (street lighting and any lighting to shared driveways, parking courts and public open space), including the design, position, orientation and any screening of the lighting, has been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason: In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Architectural detailing

9. Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the dwellings, including the windows, doors, cills, heads/lintels, door surrounds, chimneys, porches, bays, dormers, eaves and verge treatments shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Meter boxes

10. Full details of the siting, appearance and colour of any electricity or gas supply meter housings to be located on the external elevations of the buildings shall be submitted to and approved by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details

Reason: In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Parking areas

11. The garages/parking spaces/turning areas shown on the approved plan(s) shall be constructed, drained, surfaced and completed in accordance with details that have been previously submitted to and approved in writing by the Local Planning Authority before the dwelling is occupied and shall not thereafter be used for any purpose other than the garaging parking/turning of private motor vehicles.

Reason: In the interests of highway safety, to ensure the provision of adequate off-street car parking and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Surfacing

12. Prior to the construction of any building above slab level, details of the proposed materials for the surfacing of the parking courts, mews streets, driveways and shared manoeuvring areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of highway safety and visual amenity and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Driveways

13. Prior to first occupation of any dwelling hereby permitted that is accessed via a shared drive, the respective shared drive shall be a minimum width of 4.5m for a distance of at least 10 metres from the highway boundary and the maximum gradient over that distance shall not exceed 1 in 15.

Reason: To ensure that an adequate and safe access is provided to the site in accordance with policy SS2 of the South Northamptonshire Part 2 Local Plan.

Alley gates

14. Prior to the first occupation of the respective dwellings, all private access alleyways to rear gardens (including individual and shared alleyways) shall be gated with a 1800mm

tall gate at the end nearest the highway/shared parking court and shall be lockable/unlockable from both sides using a mortice lock.

Reason: In the interest of security and crime prevention and in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Handrails

15. Should any handrails be required to facilitate pedestrian access to any building hereby permitted (to accord with the Building Regulations), details of the location, height, design and material of the handrail(s) should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that work. The handrails shall thereafter be carried out in accordance with the details hereby approved.

Reason: In the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Part 2 Local Plan?

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE OCCUPATION

Interpretation board

16. No dwelling hereby approved shall be occupied until details of an A1-sized interpretation board (including the content/artwork, lectern/stand, and location of installation), telling the history of Park View House and Park View Stables, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the interpretation board shall be installed as approved prior to the occupation of the 21st dwelling.

Reason: To mitigate the loss of the non-designated heritage asset, in accordance with South Northamptonshire Part 2 Local Plan policy HE7.

Landscaping

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

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

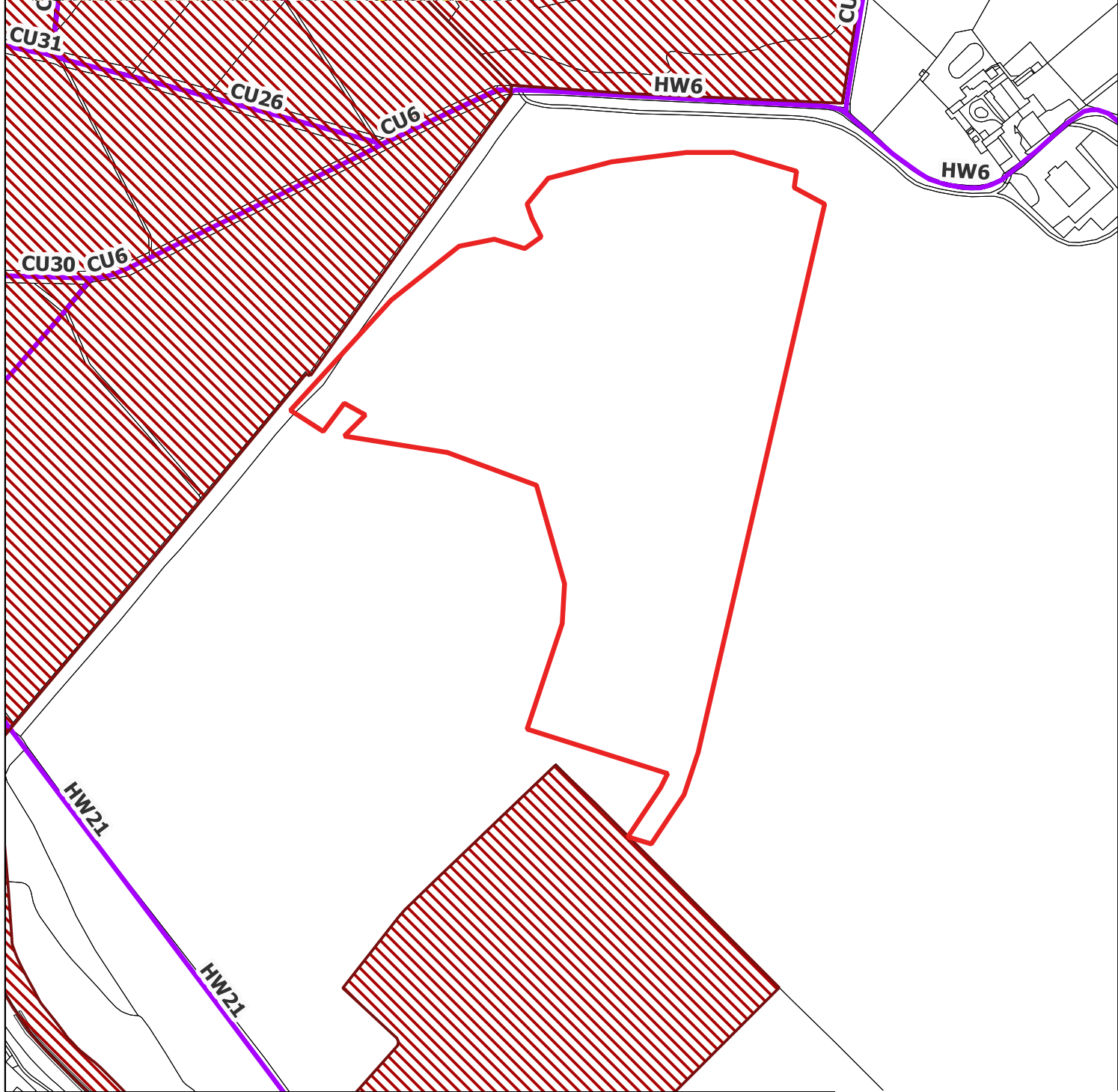
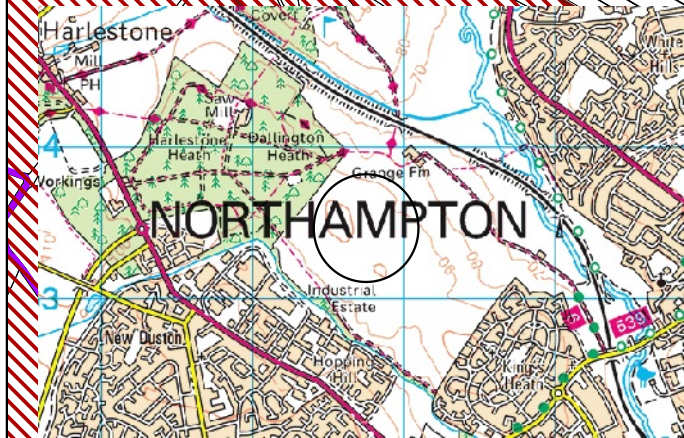
Removal of PD

18. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) and the means of enclosure approved by this application, no gate, fence, wall or other means of enclosure shall be altered, erected, constructed or placed on plots 1, 3-5, 10-19 or 23-26 that is forward of the principal elevation (or the flank wall of a dwelling at the junction of two roads or a

road and shared private drive) at any time, without the prior express planning permission of the Local Planning Authority.

Reason: In order to retain the open character of the development and area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

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WNN/2022/1391
Northampton CP

- Planning Application
 - Local Wildlife Sites
 - Public Right of Way
- Page 39



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WNN/2022/1391
Northampton CP

 Planning Application

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Planning Committee Report

Application Number: WNN/2022/1391

Location: Dallington Grange, Mill Lane, Kingsthorpe, Northampton, NN5 7PZ.

Development: Approval of Reserved Matters pursuant to Outline Planning Permission N/2014/1429 for 273 no dwellings on Phase 1B (part of) Dallington Grange and approval of conditions 11, 12, 14, 19, 20, 24, 29, 30, 39, 40 and 41 of N/2014/1429.

Applicant: David Wilson Homes South Midlands.

Agent: David Wilson Homes South Midlands.

Case Officer: Andrew Longbottom.

Ward: Dallington Spencer Unitary Ward

Reason for Referral: Major Application

Committee Date: 21 November 2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AS SET OUT BELOW WITH DELEGATED AUTHORITY TO THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT TO APPROVE ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY.

Proposal

The application is for reserved matters for 273 dwellings that's forms the second parcel of phase 1 of the development.

Consultations

The following consultees have raised **objections** to the application:

- British Horse Society
- The Ramblers

The following consultees have raised **no objections** to the application:

- WNC Environmental Protection.
- WNC Ecology Officer.
- WNC Landscape Consultant.
- WNC Planning Policy.
- Anglian Water.
- Natural England.
- WNC Archaeological Officer.
- Police Crime Prevention Design Advisor.

- Stagecoach Bus Company.
- Environment Agency.
- WNC Arboricultural Officer.
- WNC Waste Services.
- Local Highway Authority.
- Northamptonshire Badger Group
- Kingsthorpe Parish Council.

The following consultees are **in support** of the application:

- Strategic Housing

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Design and Layout
- The Proposed Mix of Dwellings
- Affordable Housing
- Residential Amenity and Noise
- Ecology
- Building for a Healthy Life Assessment
- Highways and Parking
- Sustainability
- Drainage and Flood Risk
- Landscaping
- Nationally Described Space Standards
- The Provision of the Bridleway on Site

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site is 10.8 hectares and relates to part of parcel 1B of the outline application site and forms a significant part of the residential area for phase 1 of the proposed Dallington Grange Sustainable Urban Extension (SUE) allocated for development under policy N7 of the Local Plan Part 1. The reserved matters application site lies at the south west corner of the site adjacent to a section of the proposed new North West Relief Road and to the north east of the proposed Heritage Park that's forms part of the Phase 1 development of the site. To the north and north

east of the site is bridleway HW6 and to the south of the site is bridleway NW21 but separated by Phase 1a of the development. The land falls from north east to south west, quite steeply in parts of the development site.

- 1.2 The outline application site is situated approximately 3.7km to the north-west of Northampton town centre on the urban fringe of Northampton. It is bound to the north/north east by the mainline railway and the Brampton Arm of the River Nene, and by Kings Heath residential estate to the south east. The southern boundary comprises allotments, residential development and Lodge Farm industrial Estate. Dallington Heath/ Harlestone Firs, an area of woodland, is situated to the west and north west, with Northamptonshire County Golf Course to the north. The site is currently accessed via a metalled single-track private drive from Nene Way, an estate road providing access to Mill Lane.
- 1.3 The outline application site comprises 208 hectares of predominantly mixed agricultural fields, with Grange Farm, a residential farmstead and associated commercial activities, located to the north of the site, a waste/storage facility adjacent and a telecommunications building and mast situated to the north east.
- 1.4 The relevant constraints of the site are
 - The site is allocated for development under Policy N7 of the West Northamptonshire Joint Core Strategy (JCS)
 - The site lies within the Sywell Airport Buffer area.
 - Public bridleway HW21/CU 28 runs to the south west of the site
 - Public Bridleway HW6 runs to the north and east of the site
 - Part of the site is of archaeological interest
 - The site lies within the proximity of Local Wildlife Sites.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 In February 2021 a hybrid planning permission (outline but with part of the North West Relief Road in full) granted by Northampton Borough Council for up to 3000 dwellings, a secondary school, two primary schools, 7.2 ha of employment land, a Local Centre, redevelopment of Grange Farm, extension of the North West bypass, open space, landscaping, and flood management works.
- 2.2 This development is a reserved matters application seeking detailed consent for access, appearance, landscaping, layout and scale for part of parcel 1B of the development. The application is for reserved matters approval for 273 dwellings which includes 16 affordable dwellings. The associated public open space and play area will be the subject of a future open space reserved matters application for phase 1 of the development.
- 2.4 The proposed mix of the housing is as follows

Free market Dwellings

- 2 bed dwellings - 52
- 3 bed dwellings - 105
- 4 bed dwellings - 79
- 5 bed dwellings – 21

Affordable Dwellings

- 2 bed dwellings – 7
- 3 bed dwellings – 9

3 RELEVANT PLANNING HISTORY

3.1 The following planning history is considered relevant to the current proposal:

Application Ref.	Proposal	Decision
N/1995/215	Outline application – comprehensive residential development, together with retail, employment and other land uses including access roads.	Not proceeded with.
WN/2006/0001	Residential and Mixed Use Development	Withdrawn 20.06.06
WN/2006/0002	Comprehensive development of approximately 2,500 Dwellings and Mixed Use Development Site	Withdrawn 20.06.06.
N/2007/0154	Development comprising up to 3,500 dwellings; a local centre of up to 4.15ha (Classes A1-A5, B1(a), C2, C3, D1 and D2); an employment area up to 10 ha (Classes B1, B2 and B8); two primary schools; reuse and redevelopment of Grange Farm for cafe/restaurant/public house or hotel.	Withdrawn 30.06.15
N/2014/1429	Outline Planning Application for up to 3,000 dwellings including affordable housing, employment land, a local centre, 2 primary schools; secondary school; redevelopment of Grange Farm for cafe/restaurant/public house or hotel; extension of the North West Bypass on the site; provision of open space and strategic landscaping.	Approved 19.02.21
WNN/2022/0996	Reserved Matters for 329 dwellings on Phase 1A.	Approved 24.04.23

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

4.2 The Development Plan comprises the West Northamptonshire Joint Core Strategy (WNJCS) Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted Local Plan and the Northampton Local Plan (Part 2) The Northampton Local Plan was adopted on 23rd March 2023. Building on the West Northamptonshire Joint Core Strategy which was adopted in December 2014, it was prepared to help further guide planning decisions

in the Northampton area and forms part of the Development Plan for the Northampton area, along with the WNJCS, the Minerals and Waste Local Plan and "made" neighbourhood plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

4.3 The relevant policies of the LPP1 are:

Policy S1 - The Distribution of Development
Policy S2 – Hierarchy of Centres
Policy S3 - Scale and Distribution of Housing Development
Policy S4 - Northampton Related Development Area
Policy S5 - Sustainable Urban Extensions
Policy H4 – Sustainable Housing
Policy S10 - Sustainable Development Principles
Policy S11 - Low Carbon and Renewable Energy
Policy C1 - Changing Behaviour and Achieving Modal Shift
Policy C2 - New Developments
Policy RC2 - Community Needs
Policy H1 - Housing Density and Mix and Type of Dwellings
Policy H2 - Affordable Housing
Policy H4 - Sustainable Housing
Policy BN2 - Biodiversity
Policy BN3 - Woodland Enhancement and Creation
Policy BN7a - Water Supply, Quality and Wastewater Infrastructure
Policy BN7 - Flood Risk
Policy BN9 - Planning for Pollution Control
Policy INF1 – Approach to Infrastructure Delivery
Policy N1 – The Regeneration of Northampton
Policy N7 – Northampton Kings Heath SUE

Northampton Local Plan (Part 2) (LPP 2)

4.4 The relevant policies of the LPP2 are:

Policy SD1 Presumption in Favour of Sustainable Development.
Policy Q1 Placemaking and design
Policy Q2 Amenity and Layout.
Policy Q3 Carbon Reduction, Community Energy Networks, Sustainable Design and Construction and Water Use.
Policy Q4 Health and Wellbeing
Policy Q5 Flood Risk and Management.
Policy HO2 Type and Mix of Housing
Policy ENV1 Sustaining and Enhancing Existing, And Supporting The Creation of, Northampton's Green Infrastructure.
Policy ENV3 Supporting and Enhancing Biodiversity
Policy MO1 Designing Sustainable Transport and Travel.
Policy MO3 Transport Schemes and Mitigation.
Policy MO4 Parking Standards.
Policy IFS1 Electronic Communication Networks.

Supplementary Planning Documents

- Northampton Parking Standards (November 2019)
- Planning out Crime in Northamptonshire SPG 2004
- Biodiversity SPD for Northamptonshire (adopted September 2017)
- Residential Extensions and Alterations Design Guide (adopted December 2011)

Other Material Considerations

- Northampton Green infrastructure Plan (2016)
- Open Space, Sport and Recreation Needs Assessment and Audit (2009)
- National Planning Policy Framework (NPPF)
- Dallington Heath Residential Design Code.

5 RESPONSE TO CONSULTATION

5.1 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council’s website.

Representations received on originally submitted plans.

Consultee Name	Position	Comment
WNC Environmental Protection	Comment	The proposal fulfils the requirements of condition 24 of the outline planning permission
WNC Ecology Officer	Comments	(i) It is not clear that the updated ecology surveys relate to this site, (ii) The CEMP condition from the outline planning permission has not yet been discharged. (iii) The proposals for the hedgehog holes are appropriate. (iv) There are more opportunities for ecological enhancements through the right grass mix types. (v) The LEMP for this phase has some difference to that for previous parcels of development. (vi) Thinning’s from tree and shrubs should not be left on the site. (vii) The maintenance for the grassland meadow mix should be re-examined. (viii) Grassland cuttings should not be left on the site. (ix) Records of grass cuttings should be kept. (x) The designs and locations of the bird boxes are appropriate. (xi) This application needs to look at the impact on badgers that this application creates rather than needing to assess the site as a whole. (xii) The outline planning site needs to include a badger tunnel.
WNC Landscape	Comment	(i) There should be more tree planting.

Consultant		<ul style="list-style-type: none"> (ii) There are better species of trees which could be proposed (iii) The species of trees should better suit the types of environment in which they are proposed. (iv) Planting should be brought forward to being back of the footpath. (v) The shrub planting schedule needs to be improved. (vi) The amount of planting at the entrance to the site needs to be increased. (vii) Greater used of native species should be specified. (viii) Changes to the maintenance schedule are required.
WNC Planning Policy	Comment	No comments to make.
British Horse Society	Objection	<ul style="list-style-type: none"> (i) The inclusion of 'horse riders' is not reflected in the title of this document. (ii) There is a lack of detail on the proposed bridleway. (iii) There is a lack of detail on the proposed Pegasus crossing. (iv) The bridleway is described as a green corridor (v) It is not clear how far the bridleway will be from the road. (vi) A buffer zone between the primary school and bridleway would also help reduce and load noises from the playground areas. (vii) The Design Code Compliance Statement (DCCS) does not mention horse rider in relation to the bridleway. (viii) The DCCS does not correctly reference the Pegasus crossings on the North West Relief Road. (ix) The DCCS is not clear how the bus route relates to the green corridor. (x) There should be signage for road users warning of horses. (xi) Pedestrians are being more incorporated than horse riders. (xii) The bridleway from HW6/CU25 should link with bridleway HW21 (xiii) There are a large number of horse riders in the vicinity of the site and additional provision for horse riders would help to reduce road accidents
Anglian Water	Comments	<ul style="list-style-type: none"> • The application does not adequately address the impact on the public sewerage network.

		<ul style="list-style-type: none"> The Local Planning Authority should get their own advice on issues relating to surface water flooding.
Natural England	Comments	No comments
WNC Archaeological Officer	Comment	No comments to make
WNC Strategic Housing	Comments	<p>No Objections subject to the following</p> <ul style="list-style-type: none"> Confirmation of which affordable housing plots are to be allocated to which affordable housing tenure. Confirmation as to whether the rental product to be provided is 'affordable rent' or 'social rent'
Police Crime Prevention Design Advisor	Comments	<ul style="list-style-type: none"> All alleys leading to the rear should be gated with a key lockable mortice locks operable from both sides for convenience in line with the front building line. Where the sides of dwellings abut open space the gable end should be included within the fenced perimeter or protected with a soft landscaping buffer. Where the timber post and rail abuts the rear perimeter wall of the garden care should be taken to ensure that the former does not provide a convenient step to assist getting over the latter.
Stagecoach Bus company	Comments	<ul style="list-style-type: none"> The location of the bus stops need to be looked at again. The use of parking bays is supported Bus stops cannot be positioned adjacent to parking bays. The use of swales means there are longer distances to walk to reach the bus stops and makes the development more car orientated. There could be more pedestrian connectivity. The design of the bus border should have regard to the proposed cycleway Care should be taken about the specification and location of bus stop furniture at each stop The identified issues need to be carefully reviewed and appropriately resolved before positive determination is made.
Environment Agency	Comments	No objections
WNC Arboricultural	Comments	No objections however the views of a specialist landscape architect should be

Officer		sought.
The Ramblers	Object	<p>Object on the following grounds</p> <ul style="list-style-type: none"> • The application is ambiguous and does not conform with proposals previously published which confirm commitments made. • The Design Code Compliance Statement contains only a reference to the potential for future Pegasus crossings • There needs to be a toucan and Pegasus crossing across the new North West Relief Road.
WNC Waste Services	Comment	The development needs to be in accordance with the Councils published guidelines.
Local Highway Authority	Comments	<ul style="list-style-type: none"> • Rear parking courts for dwellings should not be used. • More parking should be provided for four bedroom plus type dwellings. • Three space tandem park is unacceptable. • All junctions are to be tracked with a 4 axle refuse vehicle opposed by a large car, and two large cars opposing each other. • The shared private access that serves 91 -96 needs to be moved to allow for 43m vehicle to vehicle visibility splays. • There should be no visitor parking bays within 15m to the right-hand side (when existing) of a junction or access exit. • The shared surface must be 4.8m wide with 1.5m margins. The margins on the plan are only 1m. • Generally, curvature on a shared surface cannot be permitted as there would be no forward visibility. • Shared surfaces can only be formed at a junction entrance into a new road. • All roads and junctions are to be tracked with a 4 axle refuse vehicle opposed by a large car, and two large cars opposing each other. • The boundary plan shows hedgerows within the vision splays, but it does not state what species. • Hedgerows must not be planted within the pedestrian visibility splays of accesses. • Any planting of hedges / shrubs must be a minimum of 1m from the highway boundary to prevent overgrowth encroachment.

		<ul style="list-style-type: none"> • There can be no more than 5 properties off of a shared private drive.
Northamptonshire Badger Group	Comments	<ul style="list-style-type: none"> • Express concerns regarding the badgers that use the site. • There is increased conflict with humans and badgers on the outskirts of the development which could be exacerbated. • It is not clear what badger mitigation will be in place during construction. • Areas of wider natural vegetation should be provided for badgers with vegetation that is suitable for them. • Light needs to be restricted to ensure the badgers are not overly disturbed by the development. • There is a lack of information in the application. • Badgers are protected by act of parliament and their welfare needs to be a key concern. • Setts and latrines have been recorded in the vicinity of phase 1. • The approach to the development should not be on a phase by phase basis.

Officer Comments

With regard to the comments of the Ecology Officer it has been confirmed that the updated species survey does relate to the applications site

With regard to Anglian Water's comments the impact on the sewerage network was addressed at the outline application stage and found to be acceptable. Condition 42 of the outline planning permission requires that a foul water strategy is produced for each phase of development.

Representations received on first revision of the plans.

Consultee Name	Position	Comment
Kingsthorpe Parish Council	Comments	No comments to make
WNC Waste Services	Comments	The development needs to be in accordance with the Councils published guidelines.
WNC Strategic Housing	Comments	The development proposes 16 affordable units which is slightly below the quantum of 6.9% however it is confirmed that this shortfall will be made up in the remaining parcels of the development.
WNC Archaeological Officer	Comments	No further comments to make

Natural England	Comments	No comments to make.
Police Crime Prevention Design Advisor	Comments	No further comments.
WNC Environmental Protection	Comments	The proposal fulfils the requirement of condition 24.
Local Highway Authority	Comments	<ul style="list-style-type: none"> • Tandem parking at the entrance to the spine road should be avoided. • The shared cycle path is not needed. • Further work to show the vehicle tracking is acceptable is required. • There should not be any block paving on the proposed spine road. • Additional storage space is required where the dwellings have 4 or more bedrooms.
Stagecoach Bus Company	Comments	The location of the proposed bus stops are now acceptable.

Representations received on second revision of the plans.

Consultee Name	Position	Comment
Duston Parish Council	Comments	No further comments to make
WNC Archaeology Officer	Comments	No further comments to make
Environmental Protection Officer	Comments	No objections however further information relating to the potential of overheating of the dwellings is required for dwellings that have noise mitigation measures.
Lead Local Flood Authority	Comments	The fall of drives towards the properties may cause flooding issues and the finished floor levels of the dwellings need to be adjusted to prevent this.
Local Highway Authority	Comments	All outstanding matters have now been addressed.
Strategic Housing	Supports	<p>Makes the following comments on the development</p> <ul style="list-style-type: none"> (i) The development helps to deliver affordable housing within Northampton (ii) The development delivers slightly less than the required amount of affordable housing for this phase of development however as the developers have committed to address the shortfall in the next phases. (iii) The affordable housing is tenure blind. (iv) The developer should be

		encouraged to comply with the Nationally Described Space Standards (v) The proposed accessibility standards proposed are acceptable.
British Horse Society	Comments	No objections however makes the following comments on the Pegasus crossing (i) It is not clear if it is light controlled crossing. (ii) Some users may find it difficult to use if it is not a light controlled crossing. (iii) The crossing needs to be designed in accordance with the appropriate guidelines (iv) The proposed holding area should be moved back to better allow the crossing to be used by all users.
Northamptonshire Badger Group	Comments	The submission Ecology survey is acceptable

6 RESPONSE TO PUBLICITY

No responses have been received.

7 APPRAISAL

Principle of Development

- 7.1 This application is a detailed reserved matters proposal, and the principle of the development has already been approved under hybrid planning permission N/2014/1429 in February 2021. Furthermore, the site lies on land allocated for development within the LPP1 under Policy N7 (Northampton Kings Heath SUE). The approved Dallington Grange Residential Design Code also sets out agreed parameters for the development.

Assessment

- 7.2. This application can only examine the detailed matters submitted and the principle of development nor the parameters of the outline planning permission can be re-examined as part of the consideration of this application.

Conclusion

- 7.3. Hybrid planning permission has already been granted for this development where it was determined that the development was acceptable in principle. This application only seeks approval of details pertaining to this permission and therefore the principle of the development cannot be reassessed.

Design and Layout

Policy Context

- 7.4. Policies Q1 and Q2 of the Northampton LPP2 requires new development to use a design led approach to ensure that developments are compatible with their surroundings and be designed well for the intended use, have legible layouts, provide adequate amenity for future residents, achieve the Building for a Healthy Life certification, and use high quality materials. In this case a Design Code has been agreed for the residential part of Dallington Grange which has assessed local character and sets out the general design rules to be applied to detailed schemes for the various phases within the development.

Assessment

- 7.5. The general layout of the streets and blocks are consistent with the approved Masterplan, Access Parameters Plan, Green Infrastructure Plan and Land Use Plan of the hybrid permission. The layout for Phase 1b is divided up into a series of residential blocks and open spaces by primary streets, secondary streets and side/shared surface streets and private drives. The dwellings are predominantly located around the perimeter of each block with frontages facing outwards thereby creating good surveillance of the public realm/streets and private and secure rear gardens within the centre of the blocks. This aligns with good urban design principles and the Design Code.
- 7.6. Most dwellings are located in a 'back-to-back' arrangement (i.e. rear garden boundary to rear garden boundary) which will help to ensure that rear gardens are more secure, private and tranquil and create active, well overlooked and safer streets and public spaces. Public facing rear boundary enclosures will be brick walls to create a better quality of development which will enhance the character and appearance of the scheme.
- 7.7. The proposals include 33 different house types and these having variations (different architectural detailing and facing materials) to respond to the character areas and the type of frontages set out in the approved Design Code. Phase 1b lies within the Firs Neighbourhood Character area which is influenced by the rural vernacular of Northamptonshire as set out in the Design Code which include traditional detailing of the buildings with brick, painted brick and rendered dwellings with the occasional stone dwelling.
- 7.8. Within this character area are two sub area divisions. The first is the Firs Gateway, which marks the entrance to the site and requires a higher standard of development where there is a high predominance of stone dwellings (approximately 50%) with stock bricks for the facing of the buildings and natural slate for the roofs, with coloured windows and more traditional architectural detailing. In this area the majority of the dwellings are 2 storeys with the occasional 2.5 storey dwelling used at prominent locations. The second is the Firs Street Frontage, which relates to the principal road through the phase and within this area the majority of the dwellings are 2.5 storey with some 3 storey and 2 storey dwellings also in accordance with the Design Code. In addition, it has a more contemporary style of development including wire cut bricks and more contemporary architectural detailing to differentiate it from the remainder of the Firs Character area. In respect of these differing character areas the proposals are in accordance with the adopted Design Code.
- 7.9. The main road layout also includes a large swale, which forms part of the sustainable urban drainage system for the development, and these will be landscaped and provide an attractive additional feature within the main highway through the development. In comparison to a conventional footpath and grass verge these will help enhance this space and also assist with the understanding of the hierarchy of

the streets through the development. Further details of these features will be required through a planning condition.

- 7.10 The house type typologies, i.e. the parameters of heights, depth and form of the dwellings, are set out in detail in the Design Code and the proposals are in accordance with the provisions of the code.
- 7.11 The adopted Design Code establishes densities for each phase. Within phase 1b there will be lower densities adjacent to the Heritage Park with higher densities towards the north east of the phase with medium density to the south east of the phase. Having examined the proposed against the Design Code the proposals for Phase 1b of the development are in accordance with the Design Code in relation to densities, the average density across the phase 1b being 25 dwellings per hectare.

Conclusion

- 7.12 The proposed layout, house types and density are consistent with the approved hybrid permission and Design Code parameters, as such the proposed development would create a high quality and attractive living environment for a new community and be sympathetic to the character and appearance of the area.

The Proposed Mix of Dwellings

Policy Context

- 7.13 Policy HO2 of the adopted Northampton Local Plan states that the mix of housing should reflect the need for housing in Northampton and the evidence, as stated in the Local Plan, sets out that there is a need for smaller dwellings and in particular singles out the need for 2 bed dwellings. Table 8 in the adopted Northampton Local Plan sets out that there is evidence that 20% of new dwellings should be 2 bedroom units.

Assessment

- 7.14 The proposed mix of free market dwellings proposed are as follows
- 2 bed dwellings – 52 – (20%)
 - 3 bed dwellings – 105 – (41%)
 - 4 bed dwellings – 79 – (31%)
 - 5 bed dwellings – 21 – (8%)

Conclusion

- 7.15 The development does achieve the 20% of free market dwellings being 2 bedrooms as suggested in the adopted Local Plan and therefore in that respect the development is acceptable. In addition, the development provides a healthy amount of 3 and 4 bedroom dwellings which are suitable for family accommodation and the number of 5 bedroom dwellings remains low. As such it is considered that the mix of dwellings is acceptable.

Affordable Housing

Policy Context

- 7.16 Policy H2 of the West Northamptonshire Joint Core Strategy requires that 35% of dwellings on development of 15 dwellings or more should be affordable. When the

hybrid application was approved the percentage of affordable houses was set at 10% as a result of a viability assessment. This lower amount was agreed as the development needs to deliver part of the North West Relief Road as part of the development, which takes up a large part of the money available for developer contributions. In addition, part of the 10% affordable dwellings is provided in a larger group of 100 affordable dwellings provided on land to the south east of the site within the outline site boundary on land owned by the Council. Therefore, across the remainder of Phase 1b 6.9% of the dwellings should be affordable. There is the provision for the viability of the development to be reviewed which could impact the provision of the affordable housing but the trigger for this is not until the delivery of the 2100th dwelling.

Assessment

- 7.17 The application proposes a total of 16 affordable dwellings which totals 5.9% which is slightly below the 6.9% required by the S106 agreement. Of the 16 affordable units the tenure will be as set out below

Affordable Rent

- 2 Bed Dwellings - 5
- 3 Bed Dwellings - 6

Shared Ownership

- 2 Bed Dwellings – 2
- 3 Bed Dwellings – 3

Assessment

- 7.18 The Council's Strategic Housing Team have been consulted on the proposals for affordable dwellings and do not object to the slight under provision as an undertaking has been given that slight shortfall will be rectified in the next phase of the development

Residential Amenity and Noise

Policy Context

- 7.19 Policies H1 and BN9 of the JCS and Policies Q2 and Q4 of the adopted Northampton Local Plan require developments to have a high standard of residential amenity. Separation distances for extensions are set out in the Council SPD on Residential Extensions and Alterations Design Guide and has been used for this development.
- 7.20 The back-to-back separation distance for 2 storey dwellings is 21 metres and this rises to 27 metres for three storey dwellings.
- 7.21 One constraint on the site is the difference in levels within some of the development blocks. The site has been redesigned following comments from officers to remove the need for large retaining walls to provide a better environment for the new residents as far as possible.
- 7.22 In relation to noise, the site fronts onto the new North West Relief Road which will be a source of noise for the new residential properties. Condition 24 of the outline

planning permission requires reserved matters applications to be accompanied by a noise assessment for transport noise and proposed mitigation measures.

Assessment

- 7.23 The separation distances for the two and two and a half storey dwellings do comply with the separation distance as set out in the SPD. There are a total of 16 three storey dwellings all located along the main highway in accordance with the Design Code, on the plan the back-to-back separation distances vary from 21 to 23 metres, whilst the guidance in the Council's Residential Extensions and Alterations Design Guide states that it should be 27 metres. As the houses are in a continuous street scene it is difficult, in urban design terms, to accommodate the change from 2 to 3 storey dwellings without the 3 storey dwellings standing significantly further forward in the street against the neighbouring two or two and a half storey dwellings. Therefore, it has been considered that in order to keep an attractive street frontage a lesser separation distance as set out above would be acceptable given the small number of three storey dwellings proposed. Other than the separation distances for the three storey dwellings the separation distances are broadly in accordance with the Council's stated standards and will provide adequate residential amenity for the future residents. However there are instances where the proposed levels can be improved upon and this will be addressed through a planning condition.
- 7.24 With regards to noise, the applicants have submitted a noise survey with the application in relation to the traffic noise from the North West Relief Road based on predicted traffic flows with traffic increases over a 15 year period. The noise report shows that the dwellings closest to the road will require some mitigation measure to achieve acceptable noise levels within the dwellings. These includes a defined specification of double glazing and a mechanical ventilation and heat recovery system. The noise report states that predicted noise within garden areas will lie within acceptable limits. Officers have consulted the Council's Environmental Protection Team and they have confirmed that the proposed mitigation measure will provide an acceptable living environment for the occupiers. However, there is a chance of some overheating of properties where the noise mitigation measure are utilised and further information is required to show how this will be avoided, this will be achieved through a suitably worded planning condition.

Conclusion

- 7.25 The issues in relation to noise have been satisfactorily addressed by the application. In addition, the residential amenity of the new residents is protected by the application complying with the Council design standards in terms of overlooking and separation distances where practicable.

Ecology

Policy Context

- 7.26 Policy BN2 of the JCS states that development which maintains or enhances biodiversity will be supported and where biodiversity is damaged mitigation will be required. Policies ENV3 and ENV4 of the adopted Northampton Local Plan state that major development should protect existing biodiversity and deliver a biodiversity net gain.

Assessment

- 7.27 The outline planning application was supported by a full ecological assessment and a full Environmental Impact Assessment which details the ecological impacts of the development and the measures needed to mitigate the impacts. These mitigation measure will primarily be located within the Public Open Space and therefore do not fall to be considered under this reserved matter application.
- 7.28 In addition within the swales wet wildflower grasses will be provided as well as a range of native aquatic and marginal species. Within the development opportunities will be taken to provide new tree, shrub and herbaceous planting comprising a wide range of native and wildlife beneficial species. The proposals also include measures to move reptiles out of the area for phase 1 prior to any development taking place and details of the bird and bat box scheme for the dwellings.
- 7.29 The submission also includes an updated species survey for the application site as required by conditions on the outline planning permission. The survey works included habitat/botanical survey work in addition to updated surveys work for badgers, reptiles and bats. With regard to the updated habitat and botanical work the survey shows that there is no material change since the survey work for the outline application was carried out. However some decline in the quantity of the acid grasslands has occurred due to informal motorcycle use. With regard to bats the survey shows that this was comparable with the survey work undertaken for the outline planning application. With regard to badgers the survey showed that there no badger sets or evidence of badger activity within the application site or with the wider application area. However a further walk over survey will be undertaken prior to any construction work commencing. With regard to reptiles none were recorded to be present in the application site, however there is the potential for them to be present. As a result work, such as the cutting of grass, will be carried out to encourage any reptiles that might be present to move out of the application area.

Conclusion

- 7.30 The majority of the ecological mitigation occurs outside this residential phase of the development however there are opportunities through the provision of bird and bat boxes throughout the development which have been accepted by the Ecology Officer. Furthermore the updates ecology survey shows that there are no greater impacts on ecology than at the time of considering the outline planning application.

Building For a Healthy Life Assessment.

- 7.31 The Dallington Design Code and Policy Q1 of the adopted Northampton Local Plan require the development to be assessment against the Building for a Health Life advice. This means assessing the development against 12 criteria including.
- Natural connections
 - Walking cycling and public transport
 - Facilities and services
 - Homes for everyone
 - Making the most of what is there
 - A memorable character
 - Well defined streets and spaces
 - Easy to find your way around
 - Healthy streets
 - Cycle and parking
 - Green and blue infrastructure
 - Back of pavement, front of home

The policy requires that the development is capable of a commendation under the scheme, which is assessed under a traffic light system. To be eligible for a commendation it needs to secure at least 9 green lights out of the 12 considerations and no red lights.

- 7.32 A Building for a Healthy Life assessment has been made for this site, using the urban design toolkit, referenced in the NPPF with the 12-point design assessment process.
- 7.33 Using the criteria the proposal scores very well against Facilities and Services, Homes for Everyone, Making the Most of What is There, A Memorable Character, Cycle and Parking, Green and Blue Infrastructure, Back of Pavement, and front of Home. The scheme scores acceptably against the Easy to Find Your Way Around criteria however there are certain criteria within the Healthy Street criteria which are missed and that relates to detailed street design criteria such as tighter traffic junctions and pavements and cycleways that continue across side streets. However this is largely due to current highway standards adopted by the Council and scores in this area will improve as the Council adoption standards are reviewed going forwards.

Conclusion

- 7.34 The adopted Northampton Local Plan states that development should achieve 9 green lights out of the 12 criteria and using that criteria the development is acceptable and therefore the Building for a Healthy Life Assessment suggests that the application has reached an acceptable standard and should be approved.

Highways and Parking

Policy Context

- 7.35 Policies C1 and C2 of the JCS requires developments to be access by a number of different modes of transport. Policies M01, M02 and M04 of the adopted Northampton Local Plan requires developments to be accessible by multiple means of transport, be safe in highway terms and provide the parking as required in the Council's SPD on parking.

Assessment

- 7.36 The Local Highways Authority had made comments on the road layout, and the parking provision. The applicants have submitted revised layout plans that seek to address the comments made by the Local Highway Authority and to comply with the Council's guidance and the adopted Design Code.
- 7.37 With regard to parking, the number of parking spaces dedicated to each plot and visitor parking spaces provision accord with the parking requirements of the Design Code and the other matters have now been addressed to the satisfaction of the Local Highway Authority.

Conclusion

- 7.38 The proposed layout will provide appropriate and safe vehicular, cycle and pedestrian access as well as adequate parking for the new residents of the development

Sustainability

Policy context

- 7.39 Policy S10 and S11 of the West Northamptonshire Joint Core Strategy requires development to minimise pollution.

Assessment

- 7.40 The outline planning permission includes a condition that requires the new dwellings to have a 16amp power supply to the garage to allow a car charger to be connected where the dwelling has a garage. Where the dwelling has parking to the side the outline planning permission states that there is a 16-amp power supply to the side of the house. The developers have confirmed that the charging infrastructure will be provided in accordance with the requirements of the outline planning permission.
- 7.41 As from June 2023 revised Build Regulations requirements come into force which means that there is greater emphasis on the energy performance of new dwellings and the requirement is that new dwellings have to reduce their carbon emission by 30% from current standards. From 2025 the Building Regulations are tightened further and from this point onwards new dwellings will have to reduce their carbon emissions by a further 80%. The applicants have yet to finalise their proposals to achieve these requirements, but it most likely will be through a range of measures including the increase in efficiency of the fabric of the building. However, one provision which could form part of the changes would be the inclusion of photovoltaic panels on the roofs of the dwellings. These would be fitted flush with the dwelling roofs and not sit proud of the roof slope which can often be seen when they are retrofitted to older dwellings. The matter of how the revised building regulation will be met is proposed to be addressed through a planning condition however the use of photovoltaic panels will have a significant impact on the appearance of the dwellings and members should take this into account in their deliberations on this application.

Conclusion

- 7.42 The proposals for EV charging on phase 1b of the development complies with the outline planning permission and the Design Code for the development. Furthermore, the changes to the Building Regulations will ensure a step change to reduce energy use of the new dwellings.

Drainage and Flood Risk

Policy Context

- 7.43 The JCS policy BN7 requires appropriate flood risk assessment to be completed and for development not to result in an increased risk of flooding to existing or proposed properties. Policy BN7A of the JCS requires new developments to have adequate and water supply and wastewater infrastructure. Policy Q5 of the Northampton Local Plan states that development that do not increase flood risk will be supported.

Assessment

- 7.44 A site specific flood risk assessment (FRA) was submitted and approved as part of the hybrid permission. The Lead Local Flood Authority (LLFA) have been consulted and have raised no objections to the development however they have made comments on the proposed finished floor levels of some of the dwellings being below the highway levels which could result in water running towards the dwellings.

Conclusion

- 7.45 The minor details of some of the surface water drainage details needs further examination and this can be achieved through a planning condition on the reserved matters approval.

Landscaping

Policy Context

- 7.46 Policy BN1 of the JCS and Policy Q1 of the Northampton Local Plan require developments to have high quality landscaping as an integral part of the development.
- 7.47 This reserved matters includes a landscaping scheme, which as originally submitted had insufficient information, did not create sufficient character as part of the development and did not utilise the proposed species of planting in an appropriate manner.
- 7.48 The applicants have provided an amended scheme which has also been commented upon by the Council's consultant, and whilst it is broadly compliant with the outline proposals and has potential for compliance with policy it does require further work to achieve the standard expected for this site.

Conclusion

- 7.49 Provision of adequate landscaping is an integral part of creating a sense of place and creating additional ecological habitats and therefore further work on this is required by the applicants, however this can be addressed through an adequately worded planning condition.

Nationally Described Space Standards

Policy Context

- 7.50 There are no Local Plan Policies that require the development to comply with the Nationally Prescribed Space Standards (NDSS) nor is there any requirements in the conditions or the S106 agreement on the outline planning permission which requires compliance with them.

Assessment

- 7.51 There are a total 33 different house types of which 32 comply with NDSS, the one house type that does not comply is a 2 bedroom house which is used on 22 plots in the layout.

Conclusion

- 7.52 With regard to the legal issue of whether the Council can request the development to comply with the NDSS without it being a requirement of the hybrid permission, Officers requested a legal opinion from the Council's planning solicitor prior to determining the previous reserved matters application for phase 1 of the development (WNN/2022/0996). This stated that, based upon planning case law, that if the Council was requiring the development to comply with the NDSS and the application did not

state that these standards would be applied then the Council would need to add such a requirement through either the S106 agreement or through a planning condition.

7.53 In this case the hybrid application submitted by the applicant did not state that the Nationally Described Space Standards would be applied and there are no provisions in the S106 agreement nor the conditions requiring this standard to be applied.

7.54 However, it is the view of officers that to be able to secure these standards at the time of the consideration of the hybrid application the Council would have needed a policy that required the development to comply with the NDSS, which it did not.

The Provision of the Bridleway on Site

Policy Context

7.55 Policy C1, C2 and C5 of the JCS requires new development to have access to means of transport other than the car and requires good cycle and pedestrian access. Policies Q1 and M01 of the Northampton Local Plan promotes means of transport other than the car, encourage active lifestyles, safe walk and cycling routes and sustainable travel.

Assessment

7.56 The British Horse Society have objected to the application as it lacks detail on the proposed bridleway and Pegasus crossing which forms part of the outline planning permission for the site. The engagement of the British Horse Society and the Ramblers in the planning process and their desire to ensure these elements of the transport network are delivered properly is to be welcomed. However, the reserved matters application being considered does not include the area where the bridleways will be located nor the locations for the new Pegasus crossings, the details of which will be considered as part of the discharge of conditions of the outline consent. When these applications are received the British Horse Society and the Ramblers will be consulted so their views can be taken into account.

Conclusions

7.57 There is no reason to withhold the reserved matters consent based upon the objections of the British Horse Society and the Ramblers Association.

8 FINANCIAL CONSIDERATIONS

8.1 CIL is payable at the Northampton rate (2023) of £65.50 per square metre however the developers will be able to claim relief for the affordable housing element of the development.

8.2 The total floor area of the development is 34,612 square metres and the floor area for affordable housing is 1,262 square metres giving a net area of 33,350 square metres. Therefore assuming the affordable relief is applied for then the total amount chargeable would be £2,167,750.

9 PLANNING BALANCE AND CONCLUSION

9.1 The application comprises the reserved matters for a parcel that forms part of Phase 1 of the development for 273 dwellings within the SUE.

- 9.2 The proposal is in accordance with the approved Design Code for the respective phase of the SUE. The house types all accord with the dimensions and characters set out in the Code, as does the parking provision, road hierarchy and road dimensions. The architectural detailing of the house types is also in general accordance with the Code. The proposal is considered to incorporate a suitable means of access and movement, as well as give suitable regard to trees and hedges, ecology, flooding and residential amenity.
- 9.3 Overall, therefore, the proposal is considered acceptable, to accord with the Development Plan, and is recommended for approval.

Conditions

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

Approved Plans

- 1) The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Layout Plans

- Location Plan SM-37-15 Rev C received 31 October 2023
- Phasing Plan SM-37-22 Rev D received 31 October 2023
- DWH Street Scenes Plan 1 SM-37-27 Rev D received 31 October 2023
- Barratt Street Scene SM-37-28 Rev E received 31 October 2023
- DWH Street Scenes Plan 2 SM-37-29 Rev C received 31 October 2023
- Site Layout Plan SM-37-31 Rev F received 31 October 2023
- Materials Plan SM-37-35 Rev C received 31 October 2023
- Boundary Treatments Plan SM-37-36 Rev C received 31 October 2023
- Parking Plan SM-37-37 Rev C received 31 October 2023
- Storey Heights Plan SM-37-38 Rev C received 31 October 2023
- Tenure Plan SM-37-39 Rev C received 31 October 2023
- Part M Plan SM-37-40 Rev C received 31 October 2023
- Surface Treatments Plan SM-37-41 Rev C received 31 October 2023
- Refuse Strategy Plan SM-37-42 Rev C received 31 October 2023
- Site layout Plan (1:1000) SM-37-44 Rev B received 31 October 2023
- Boundary Details Plan SM-37-46 Rev A received 31 October 2023
- Walking and cycling Measure DAL-CWM-1A Rev B received 31 October 2023
- Refuse Tracking 1044_001 Rev D received 31 October 2023
- Fire Tracking 1044_002 Rev D received 31 October 2023

House and Garage Types

- Barratt House Type Portfolio SM-37-32 Rev C received 31 October 2023
- DWH House Type Portfolio SM-37 33 Rev C received 31 October 2023

Miscellaneous

- Plan 6538/LEMO1 Ecological Enhancements received 31 October 2023.

- Bus Stop Details 001 Rev A received 29 June 2023
- Bus Stop Design (Eaton) received 29 June 2023
- Real Time Passenger Information drawing received 29 June 2023

Documents

- Dallington Grange Phase 1 Noise assessment IMP 7180-9 received 31 October 2023.
- Low emissions Strategy received 29 June 2023
- Secured by Design Statement received 10 July 2023
- Landscape Management Plan GL1888 Issue 2 received 29 June 2023
- Protected Species Survey Report (Phase 1) received 29 June 2023
- Landscape and Ecological Management Plan 1006538 received 31 October 2023

Submitted plans not approved by this consent are

Landscaping Plans

- Landscaping Plan GL1888 01 Rev E received 31 October 2023
- Landscaping Plan GL1888 02 Rev E received 31 October 2023
- Landscaping Plan GL1888 03 Rev E received 31 October 2023
- Landscaping Plan GL1888 04 Rev E received 31 October 2023
- Landscaping Plan GL1888 05 Rev E received 31 October 2023
- Landscaping Plan GL1888 06 Rev E received 31 October 2023
- Landscaping Plan GL1888 07 Rev E received 31 October 2023

Levels Plans

- Proposed Finished Floor Levels Plan 21055-1 Rev o received 31 October 2023
- Proposed Drainage Strategy Plan 21055-16 Rev B received 31 October 2023

Reason: To clarify the permission and for the avoidance of doubt.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BEFORE ANY DEVELOPMENT COMMENCES

Protection of Heritage Park

- 2) No development shall take place on site, including any site clearance, until the measures to protect the Heritage Park as set out in paragraphs 4.4 to 4.7 of the Heritage Management Plan V3 and in accordance with an exact positioning of the fence to be agreed and approved in writing with the Local Planning Authority have been installed/implemented. The fence shall thereafter be maintained in accordance with paragraphs 4.8 and 4.9 of the Heritage Management Plan V3.

Reason: In the interest of the protection of archaeological assets and to comply with Policy ENV6 of the Northampton Local Plan

Levels and Flooding

- 3) No development shall take place on site until further details of the proposed levels for the site to include the finished floor levels for each dwelling and each garage and a proposed Drainage Strategy have been submitted to and been approved in writing by the Local

Planning Authority. The development shall thereafter be implemented in accordance with the approved details

Reason: in the interest of residential amenity and flood prevention and to comply with Policy BN7 of the West Northamptonshire Joint Core Strategy and Policy Q5 of the Northampton Local Plan

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

Street Lights

- 4) No development above slab level shall take place on any plot until full details of all street lighting including design, location and lux levels have been submitted to and been approved in writing by the Local Planning Authority. The approved lighting scheme shall thereafter be implemented in a working condition concurrently with the construction of the dwellings.

Reason: In the interests of highway safety and residential amenity and to comply with Policies Q1, Q2 and Q4 of the Northamptonshire Local Plan.

Materials

- 5) No development above slab level shall take place until a schedule of materials and finishes to be used in the external walls and roofs of the dwellings in accordance with drawing SM37-35 Rev C have been submitted to and been approved shall in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy Q1 of the Northampton Local Plan Policy and Government guidance contained within the National Planning Policy Framework.

Stone Sample Panel

- 7) The external walls of the dwellings shown on drawing SM-37-35 Rev C to be constructed from stone shall be constructed in natural ironstone which shall be laid, dressed, coursed and pointed using a lime based mortar with brushed or rubbed joints in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the stonework is commenced. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy Q1 of the Northampton Local Plan and Government guidance contained within the National Planning Policy Framework

Meter Boxes

- 8) No development above slab level shall take place until full details of the siting, appearance and colour of any electricity or gas supply meter housings to be located on

the external elevations of the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details

Reason: In order to safeguard the visual amenities of the area in accordance with Policy Q1 of the Northampton Local Plan.

Window Details

- 9) No development above slab level shall take place until details of the construction, including cross sections, cill, lintel and reveal of the proposed windows to a scale of not less than 1:10 and the shade of colour shown on drawing SM-37-35 Rev C have been submitted to and approved in writing by the Local Planning Authority. Further the submitted details shall demonstrate that the profile of the opening and non-opening windows casements shall be the same. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the visual amenities of the area, to deliver the design requirements of the Dallington Grange Residential Design Code and to accord with Policy Q1 of the Northampton Local Plan.

Architectural Detailing

- 10) Notwithstanding the details shown on the approved plans, no development above slab level shall take place until further details of the architectural detailing of the exterior of the dwellings, including the doors, dormer windows, chimneys, bay windows together with the eaves and verge treatments have been submitted to and been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the visual amenities of the area, to deliver the design requirements of the Dallington Grange Residential Design Code and to accord with Policy Q1 of the Northampton Local Plan.

Landscaping Details

- 11) A scheme for landscaping shall be submitted that includes details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc.).

Such details shall be provided submitted to the Local Planning Authority and approved in writing prior to any development progressing above slab level or such alternative time frame as agreed in writing with the Local Planning Authority.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with Policy Q1 and Q2 of the Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Climate Change Adaptation

- 12) No development on any dwelling above finished floor level shall take place on any plot until full details of proposals for any photovoltaic panels on the proposed dwellings have

been submitted to and been approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance for the development and to comply with Policy Q1 of the Northampton Local Plan.

Swale Details

- 13) No development above slab level shall take place until full details of the design (including cross sections, headwall and fencing and any other infrastructure) of the swales have been submitted and agreed in writing in writing by the Local Planning Authority. The swales shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of delivering an attractive urban environment and to comply with Policies Q1, Q2 and Q5 of the Northampton Local Plan.

Private Drive Materials

- 14) No development shall take place above finished floor level until further details of the proposed block paving materials have been submitted and been approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance for the development and to comply with Policies Q1 and Q2 of the Northampton Local Plan.

Noise and Overheating

- 15) No development above slab level shall take place until a noise attenuation scheme and CIBSE TM59 Overheating Assessment (or suitable equivalent) has been submitted to and approved in writing by the Local Planning Authority. The scheme and assessment shall have regard to the Noise Impact Assessments prepared by Impact Acoustics Ltd (Report Ref: IMP7180-9, received 31 October 2023) and associated specific mitigation schemes for plots detailed within Section 10.4 of the report. The scheme shall include full details and specifications of the façade, windows, glazing, ventilation, internal floors and internal walls. The CIBSE TM59 Overheating Assessment (or suitable equivalent) shall include full details and calculations demonstrating what measures will be incorporated into the design of the buildings to ensure overheating caused by variations in the climate, particularly in the summer with allowances for climate change, will not occur. Any proposed mitigation measures must ensure that the internal noise climate for each dwelling achieves the recommended internal ambient noise levels outlined in paragraph 7.7.2 and table 4 of BS8233:2014 (or later amendments) and external noise climate for outdoor spaces outlined in paragraph 7.7.3.2 of BS8233:2014 (or later amendments). The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure a satisfactory amenity for the resident of the development and to comply with Policy Q4 of the Northampton Local Plan.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE OCCUPATION

Bus Service Infrastructure

- 16) The bus stops, bus shelter and information signage shall be implemented in full working order and accordance with the approved plans prior to the commencement of the bus service.

Reason: In order to deliver the necessary bus infrastructure at the correct time within the development and to comply with Policies Q1 and M01 of the Northampton Local Plan.

Boundary Treatments

- 17) No individual dwelling shall be occupied until the boundary treatments, as shown on drawing SM-37-36 Rev C, that relate to that plot have been provided.

Reason: To ensure the appropriate boundary treatments are provided in the interests of security and urban design and to comply with Policies Q1 and Q2 and of the Northampton Local Plan.

- 18) No dwelling shall be occupied until the means of securing the rear alleyways has been submitted and been approved in writing by the Local Planning Authority. The rear alleyways shall thereafter be secured in accordance with the approved details prior to the first occupation of the dwellings which they serve.

Reason: In the interests of crime prevention and to comply with Policy Q1 of the Northampton Local Plan.

- 19) Prior to the first occupation of the final dwelling hereby approved all boundary treatment onto the areas of structural landscaping and public open space as shown on drawing SM-37-36 Rev C have been provided.

Reason: To ensure the appropriate boundary treatments are provided in the interests of security and urban design and to comply with Policies Q1 and Q2 and of the Northampton Local Plan.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Landscaping Implementation

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

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policies Q1 and Q2 of the Northampton Local Plan and Government guidance contained within the National Planning Policy Framework.

Provision of Road and Parking Areas

- 21) The roads, garages, parking spaces and turning areas shown on the approved plans shall be constructed, laid out, drained, surfaced and completed in accordance with the approved plans before the dwelling to which they relate is occupied and shall not thereafter be used for any purpose other than the garaging, parking, turning of private motor vehicles.

Reason: In the interests of highway safety, to ensure the provision of adequate off-street car parking and turning/loading/unloading to comply with Policy M01, M02 and M04 of the Northampton Local Plan and Government guidance in Section 12 of the National Planning Policy Framework.

Provision of Sheds

- 22) The sheds shown on drawing SM-37-37 Rev C shall be provided concurrently with the dwellings to which they relate.

Reason: To ensure there are adequate on site storage proposals for bicycles and to comply with Policies M01, M02 and M04 of the Northampton Local Plan.

Low Emissions Strategy Implementation

- 23) The provisions set out in the approved Low Emission Strategy shall be completed in relation to each dwellings to which the strategy applies prior the first occupation of that dwelling.

Reason: To ensure low emission vehicles can more easily be used on the site and to comply with Policy Q3 of the Northampton Local Plan.

Obscure Glazing

- 24) The first floor north east facing window on plot D033 shall be obscure glazed and non-opening and shall be permanently retained in that form.

Reason: In the interests of residential amenity and to comply with policy Q2 of the Northampton Local Plan.

INFORMATIVES:-

- 1) The applicant's attention is drawn to the presence of a public right of way adjacent to the site. If it is necessary to divert this route (in part or whole) in order to allow the development to take place, early application should be made to this Local Planning Authority for a Path Order made under the Town and Country Planning Act 1990 s257. If the proposed diverted route affects a neighbouring landowner, the application should be accompanied by a signed and dated consent from such landowner indemnifying the Local Planning Authority from any claims for damage or otherwise and agreeing to the diversion on his land.
- 2) Before submitting the application, the applicant is recommended to consult with all other councils in whose area the proposed diversion is located (Parish/Town Council and County Council) particularly if new furniture or structures are required.
- 3) The existing route must remain open and the surface undisturbed until the Path Order has been confirmed and the route certified by the Local Planning Authority as suitable for use.
- 4) Your attention is drawn to the need to comply with the conditions imposed on the outline planning permission N/2014/1429 and the accompanying S106 agreement.

- 5) Your attention is drawn to the need to have regard to the requirements of UK and European legislation relating to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if protected species or habitats are affected by the development. If protected species are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution. If any vegetation or trees are to be removed, it should first be ensured that they do not contain nesting birds or roosting bats. For further information or to obtain approval contact Natural England.
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