



# Strategic Planning Committee

A meeting of the Strategic Planning Committee will be held at the Forum, Towcester on Monday 14 February 2022 at 2.00 pm

## Agenda

1.	<b>Apologies for Absence and Appointment of Substitute Members</b>
2.	<b>Declarations of Interest</b> 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.	<b>Minutes</b> The Minutes of the meeting of the Committee held on 27 January 2022 to follow.
4.	<b>Chair's Announcements</b> To receive communications from the Chair.
<b>Planning Applications</b>	
5.	<b>WNS/2021/1269/MAR. WNS/2021/1285/MAR, WNS/2022/0074/NA, WNS/2022/0084/NA Silverstone (Pages 7 - 28)</b>
6.	<b>WNS/2021/0976/MAR, WNS/2021/0994/MAR, WND/2021/0460 Northampton West Sustainable Urban Extension Sandy Lane, Harpole (Pages 29 - 54)</b>
7.	<b>WNS/2021/1198/MAR Land at Norwood Farm Sandy Lane (Pages 55 - 82)</b>
8.	<b>WND/2020/870 - Zone 5, Overstone Leys (Pages 83 - 108)</b>

9.	<b>WND/2021/0444 - Phase 3, Buckton Fields, Off Brampton Lane, Broughton</b> (Pages 109 - 132)
10.	<b>WND/2021/0769 Land adj the Primary School, Home Farm Drive, Broughton</b> (Pages 133 - 148)
11.	<b>WNS/2021/1570/MAF Land Adj Park Hall Farm Watling Street Heathencote</b> (Pages 149 - 174)
12.	<b>N/2021/0444 25-35 Crow Lane, Northampton</b> (Pages 175 - 202)
13.	<b>Urgent Business</b> The Chairman to advise whether they have agreed to any items of urgent business being admitted to the agenda.
14.	<b>Exclusion of Press and Public</b> In respect of the following items the Chair may move the resolution set out below, on the grounds that if the public were present it would be likely that exempt 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"  None Identified.

Catherine Whitehead  
Proper Officer  
4 February 2022

**Strategic Planning Committee Members:**

Councillor Phil Bignell (Chair)

Councillor David James (Vice-Chair)

Councillor Penelope Flavell

Councillor Andre Gonzalez De Savage

Councillor Enam Haque

Councillor Jonathan Harris

Councillor Rosie Herring  
Councillor James Hill  
Councillor Charles Manners  
Councillor John Shephard

Councillor Stephen Hibbert  
Councillor Paul Joyce  
Councillor Jake Roberts

## **Information about this Agenda**

### **Apologies for Absence**

Apologies for absence and the appointment of substitute Members should be notified to [democraticservices@westnorthants.gov.uk](mailto: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.

### **Evacuation Procedure**

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### **Mobile Phones**

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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](mailto:democraticservices@westnorthants.gov.uk)

Or by writing to:

West Northamptonshire Council  
One Angel Square

Angel Street  
Northampton  
NN1 1ED

**West Northamptonshire Council  
Strategic Planning Committee  
Monday 14 February 2022**

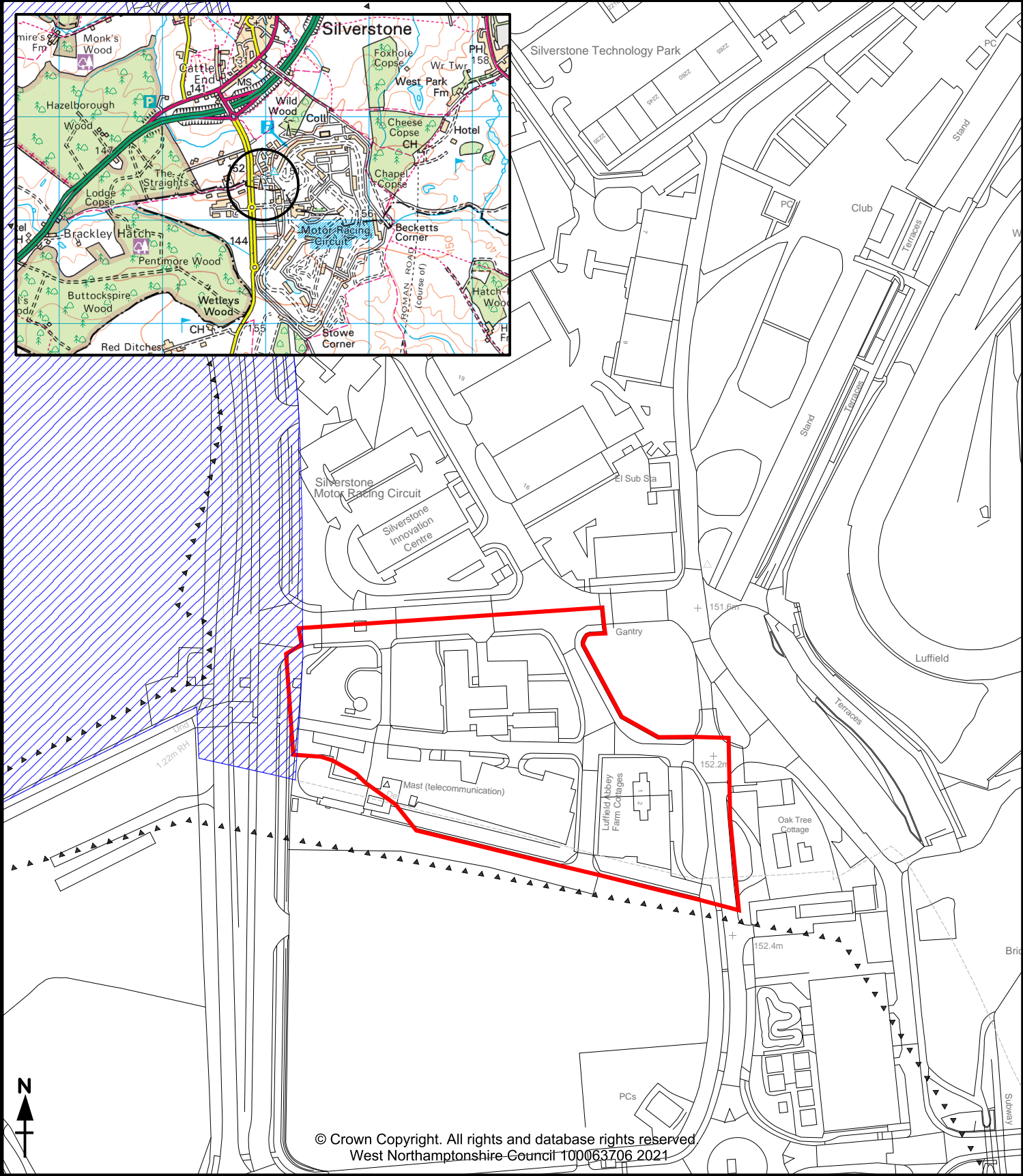
<b>Agenda Item</b>	<b>Ward</b>	<b>Application Number</b>	<b>Location</b>	<b>Recommendation</b>	<b>Officer</b>
<b>5</b>	Silverstone	WNS 2021 1269 MAR  WNS 2021 1285 MAR  WNS 2022 0074 NA  WNS 2022 0084 NA	MEPC Silverstone Park	*Grant Permission	Clare Caldwell
<b>6</b>	Bugbrooke and Moulton	WNS 2021 0976 MAR  WNS 2021 0994 MAR  WND 2021 0460	Northampton WSUE Sandy Lane, Harpole	*Grant Permission	Suzanne Taylor
<b>7</b>	Bugbrooke	WNS 2021 1198 MAR	Land at Norwood Farm, Sandy Lane	*Grant Permission	Suzanne Taylor
<b>8</b>	Moulton	WND 2020 870	Zone 5 Overstone Leys, Overstone Lane	*Grant Permission	Rebecca Grant
<b>9</b>	Moulton	WND 2021 0444	Phase 3 Buckton Fields, Off Brampton Lane, Boughton	*Grant Permission	Rebecca Grant
<b>10</b>	Moulton	WND 2021 0769	Land adj Primary School, Home Farm Drive, Boughton	*Grant Permission	Rebecca Grant
<b>11</b>	Towcester and Roade	WNS 2021 1570 MAF	Land Adj Park Hall Farm, Watling Street, Heathencote	*Grant Permission	Daniel Callis
<b>12</b>	Riverside	WNN 2021 0444	25-35 Crow Lane, Northampton	*Grant Permission	Adam Walker

\*Subject to conditions

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**Application Number:** WNS/2021/1269/MAR

**Parish:** Silverstone CP



Town/Village: Silverstone

 Site

 Special Landscape Area

Site Area: 1.9214 Ha

 Site of Archaeological Asset

Grid Location: SP 66976 42347

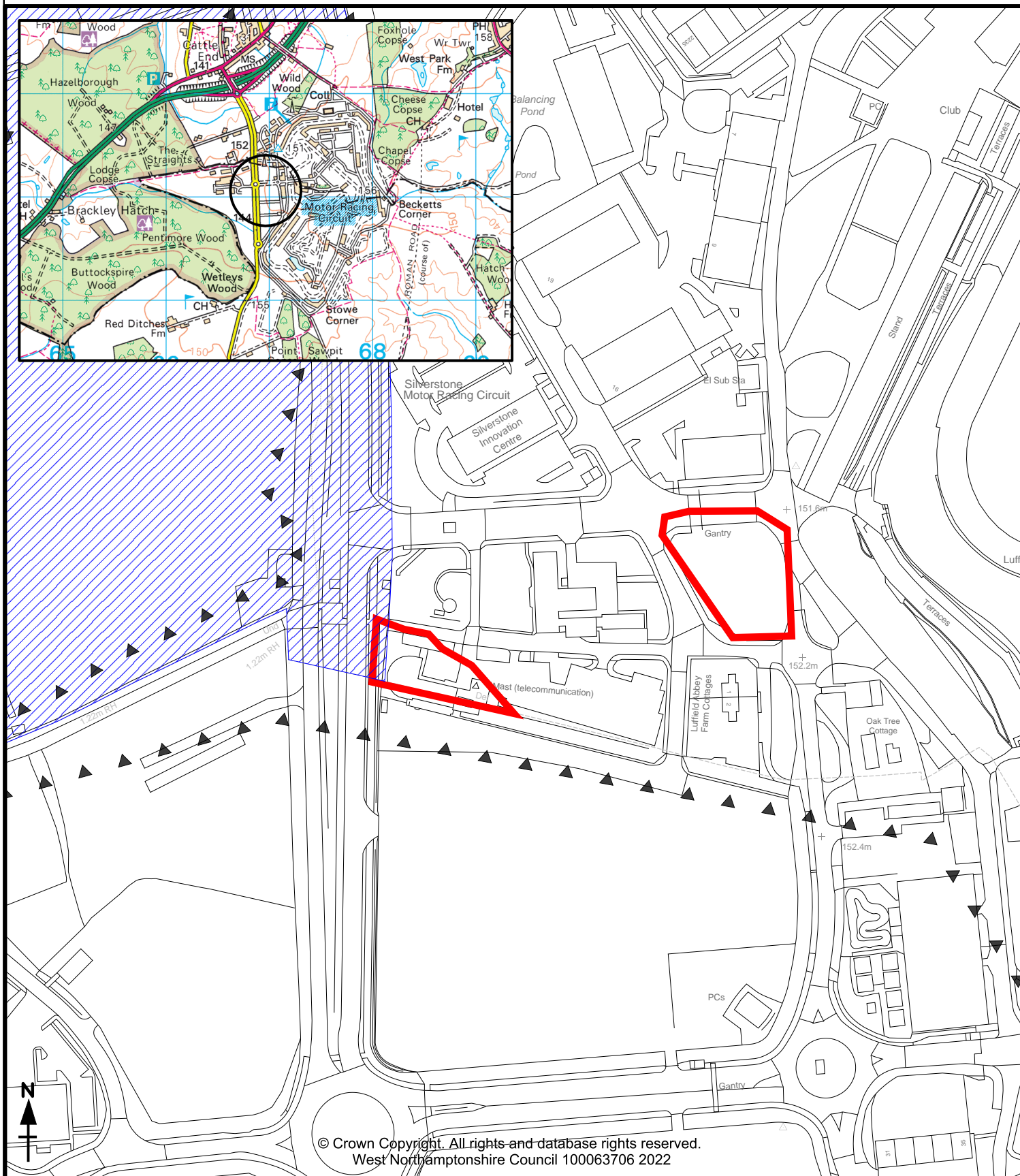
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
**Application Number:** WNS/2021/1285/MAR

**Parish:** Silverstone CP



Town/Village: Silverstone

 Site

 Special Landscape Area

Site Area: 2.8658 Ha

 Public Right of Way

Grid Location: SP 66943 41906

 Site of Archaeological Asset

Map Scale: 1:2500

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**Application Numbers:**      **Application A** WNS/2021/1269/MAR  
**Application B** WNS/2021/1285/MAR  
**Application C** WNS/2022/0074/NA &  
**Application D** WNS/2022/0084/NA

**Location:**                      MEPC Silverstone Park, Land south of Silverstone Park  
Innovation Centre Silverstone

**Proposal:**                      Reserved matters submissions for appearance, scale, layout, access and landscaping for commercial development and a new Social Hub relating to Planning Permission S/2019/0443/EIA and S/2019/1793/MAO (Outline permissions for mixed use development comprising offices, light industrial, research and development, general industrial and storage & distribution facilities, education/ on site student accommodation, up to two hotels, non retail promotional automotive display space, a social hub, parking and access arrangements and supporting infrastructure).

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**Applicant:**                      MEPC Silverstone GP Limited

**Agent:**                              Terence O'Rourke Ltd

**Case Officer:**                  Clare Caldwell

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**Ward:**                              Silverstone

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**Reason for Referral:**        **Major Application**

**Committee Date:**              **14/02/2022**

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**EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

**RECOMMENDATION:**

- 1) GRANT PERMISSION SUBJECT TO CONDITIONS TO APPLICATIONS A (WNS/2021/1269/MAR) & B (WNS/2021/1285/MAR) AND
- 2) RAISE NO OBJECTIONS TO APPLICATIONS C (WNS/2022/0074/NA) & D (WNS/2022/0084/NA)

**Proposal**

Permission is sought for the reserved matters of appearance, scale, layout, access and landscaping. The overall quantum of development amounts to 102,458sq ft GIA (9,519sqm). The development proposes the construction of detached and terraced industrial units across 4 buildings. These will also incorporate a gym and café, which together with the retention of

the existing visitor centre for repurposing as a nursery, will form the new 'Social Hub'. The units will be suitable for a mix of uses including research and development and light industrial, general industrial and storage and distribution.

### **Consultations**

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

- None

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

- Planning Policy, National Highways, WNC Highways, Health and Environmental Protection, Building Control, Licensing, Syresham Parish Council, Towcester Town Council

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

- Economic Development

The following consultees have **commented**;

- Police CPDA, Lead Local Flood Authority (LLFA)

### **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
- Layout
- Scale
- Appearance
- Landscaping
- Access

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. INTRODUCTION AND BACKGROUND**

- 1.1 Both the planning applications WNS/2021/1269/MAR & WNS/2021/1285/MAR comprise part of the same development of what is known as 'Phase 4' of the Silverstone Park development. Two applications have been submitted because each application concerns the approval of reserved matters pursuant to two separate outline permissions for two different parts of the wider site; these being part of Zone M2 approved under the principal outline planning permission S/2019/0443/EIA and Zones LS2 and LS3 approved under what is known as the 'land swap'<sup>1</sup> outline planning permission S/2019/1793/MAO.

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<sup>1</sup> So called because the land is part of a land swap agreement with the British Racing Drivers Club.

- 1.2 Part of the phase 4 site (the southern edge) lies within the administrative control of Buckinghamshire Council. Officers from both councils have been working together prior to submission and during consideration of the applications to provide a consistent and joined up approach to the applications.
- 1.3 The same applications have also been submitted to Buckinghamshire Council for determination and applications WNS/2022/0074/NA & WNS/2022/0084/NA are consultations from Buckinghamshire Council on these same applications.
- 1.4 This report covers both reserved matters applications and the neighbouring authority consultations for phase 4 and refers to the site of phase 4 as a whole for ease of consideration.

## **2. APPLICATION SITE AND LOCALITY**

- 2.1 The application site (for phase 4 as a whole) comprises land to the south of the Innovation Centre. To the east lies the racing circuit and to the south lies the circuit's main car park. Dadford Road lies to the western boundary.
- 2.2 The site includes the existing visitor centre together with 3 mature trees in the south western corner. The slab and foundations of the former Bungalow and Luffield Cottages, (demolished in 2017) remain in situ and are secured by post and rail fencing. The remaining areas generally comprise grass and estate roads.
- 2.3 The combined reserved matters application site area totals 2.3 ha.

## **3. CONSTRAINTS**

- Part of the site (the southern edge) lies within the administrative control of Buckinghamshire Council
- Within 2km of five Local Wildlife Sites.
- Archaeological Assets Site: Silverstone Airfield (WWII)
- Aerodrome Consults Zone: 15m obstacles
- Flood Zone 1
- Grade I Registered Park and Garden of Stowe lies to the South within Buckinghamshire
- Mineral safeguarding area
- There are 3 mature trees in the south west corner

## **4. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 4.1 The proposed development comprises the construction of detached and terraced industrial units across 4 buildings. These will also incorporate a gym and café, which together with the retention of the existing visitor centre for repurposing as a nursery will form the new 'Social Hub'.
- 4.2 Ancillary infrastructure is also proposed, including internal estate roads, parking, landscaping, and mechanical & electrical services.

- 4.3 Permission is sought for the reserved matters of appearance, scale, layout, access and landscaping. The overall quantum of development amounts to 102,458 sq ft GIA (9,519sqm).
- 4.4 The units will be suitable for a mix of uses including research and development and light industrial (now use class E but listed as B1(b) and B1(c) on the outline planning permissions), general industrial (B2) and storage and distribution (B8)<sup>2</sup>. The exact use of each building will be defined prior to first occupation. This approach has been taken on preceding phases of the wider Silverstone Park development. Before construction commences, MEPC will undergo negotiations with a range of potential occupiers, and it requires flexibility on the exact use of each building at this stage.
- 4.5 The requirement for a social hub is included in the principal outline planning permission<sup>3</sup> which also allows for a phased delivery depending on the amount of floorspace occupied on the wider development. The hub should include a social area, gym/fitness room, nursery, showers and secure and covered cycle storage. As part of the Phase 4 development, MEPC is seeking to deliver the full social hub obligation; the plans include;
- A social area and café with internal seating capacity for 100 covers and external seating for 30 covers. Additional outside social spaces are also provided.
  - A gym/fitness room with capacity for 38 people at any one time and up to circa 380 members.
  - A nursery with an 85 child capacity
  - Showers
  - Secure and covered cycle storage for 32 bicycles
- 4.6 Applications to discharge the social hub conditions are currently under consideration alongside the reserved matters applications (applications WNS/2021/2159/COND and WNS/2021/2160/COND refer).

## 5. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
S/2019/1793/MAO	Outline application for a mixed-use development comprising use classes B1a / B1b / B1c / C1 / C2 / D1 / non-retail promotional automotive display (sui generis) / social hub (sui generis) including parking and access arrangements, associated landscaping, supporting infrastructure and ancillary works, and demolition of existing structures	Approved 6 <sup>th</sup> February 2020
S/2019/0443/EIA	Variation of condition 3 (gross external floor space) of S/2016/1795/EIA (Outline application for mixed use development comprising offices, light industrial, general industrial and storage & distribution facilities (Use Class B1a, B1c, B2 & B8), education	Approved 17 <sup>th</sup> July 2019

<sup>2</sup> B2 and B8 uses relate to the principal outline permission only and not the 'land swap' parts of the site.

<sup>3</sup> Conditions 24 and 25

	including on site student accommodation (D1 & C2), up to two hotels (C1), non-retail promotional automotive display space (sui generis), a social hub (sui generis), parking and access arrangements, supporting infrastructure including highway and utilities improvements, demolition of existing structures, associated landscaping and other ancillary works. Application accompanied by an Environmental Statement) To include B1b research and development class use as part of the permitted floorspace	
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## 6. RELEVANT PLANNING POLICY AND GUIDANCE

### Statutory Duty

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

### Development Plan

- 6.2 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 15<sup>th</sup> 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)

The most relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S10 – Sustainable Development Principles
- E5: Silverstone Circuit
- S10 Sustainable Development Principles
- S11: Low Carbon and Renewable Energy
- BN1: Green Infrastructure Connections
- BN2 Biodiversity
- BN5 Historic Environment and Landscape

#### South Northamptonshire Local Plan (Part 2) (LPP2)

The most relevant policies of the LPP2 are:

- SS2: General Development and Design Principles
- INF4: Electric Vehicle Charging Points
- NE3: Green Infrastructure Corridors
- NE4: Trees, Woodlands and Hedgerows
- NE5: Biodiversity and Geodiversity
- HE2 Scheduled Monuments and Archaeology

- H3 Historic Parks and Gardens

## Material Considerations

6.3 Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Supplementary Planning Guidance
- Silverstone Park Design Code
- Silverstone Development Brief

## 7 RESPONSE TO CONSULTATION

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, via the online Planning Register.

Consultee Name	Comment
National Highways (previously Highways England)	<b>No objections:</b> Note that the principle of the proposed development has already been agreed in support of the outline application, and this Reserved Matters application is unlikely to have a detrimental impact on the operation of the SRN.
Northants Highways	<b>No Objections</b>
Economic Development	<b>Support:</b> Creates new commercial floorspace; allows for diversification/growth of local business offer; will create employment opportunities; benefits the local economy
Planning Policy	<b>No Objection</b> The principle of development on this site has been established through an extant consent. No in principle objection subject to the requirements of the outline consent being complied with and any associated reserved matters application being fully compliant with the requirements of the development plan, unless material considerations indicate otherwise.
Lead Local Flood Authority	<b>Comment</b> Insufficient information available to comment on the acceptability of the proposed surface water drainage scheme  <i>Officer Note: Condition 15 of planning permission S/2019/1793/MAO and 17 of S/2019/0443/EIA require full details of the surface water drainage scheme to be submitted and approved prior to development commencing on site. These conditions will still need to be complied with and discharged before development starts.</i>
Northants Police CPDA	<b>Comment</b> Buildings to have 3rd party accredited security rated personnel doors, roller shutter doors and fire escapes.  The site is very permeable and the buildings are accessible on all elevations. The fire exit doors are hidden from the frontage



	<p>and presumably the CCTV coverage will be particularly vulnerable.</p> <p>I am pleased to note the contents of the section on Security in the Design and Access statement but would like further information on the proposed CCTV layout.</p> <p>Everything else described appears to be fit for purpose.</p> <p><i>Officer Note: The applicant's attention will be brought to the CPDA's comments and a condition is proposed to secure full details of all security and crime prevention measures.</i></p>
Health and Environmental Protection	<b>No Objections</b> Recognise that the principle of development on this site has been established through an extant consent. Development should meet requirements of relevant conditions in terms of noise, air quality, land contamination as attached to the outline consent and requirements of the development plan.
Building Control	<b>No Objections</b> <ul style="list-style-type: none"> <li>• All surface water to soakaway.</li> <li>• Radon Protection to be ascertained</li> <li>• Fire Risk assessment required</li> <li>• Fire Vehicle access to be ascertained/consult required.</li> </ul>
WNC Licensing	<b>No Objections</b>
Silverstone Parish Council	No response received
Syresham Parish Council	<b>No Objections</b>
Towcester Town Council	<b>No Objections</b>
Whittlebury Parish Council	No response received
Health and Safety Executive	<b>No comments</b>
Wildlife Trust	No response received
Anglian Water	No response received
NCC External Funding Partnership	<b>Comment:</b> Note that there does not appear to be any detail provided in relation to provision of fire hydrants for the site as required by Condition 7 of the outline. <i>Officer Note: The proposed conditions include the need to provide details of fire hydrants, sprinkler systems and their associated infrastructure</i>
WNC Archaeology	No response received
Buckinghamshire Council	No formal response but officers from both councils are working alongside one another.
Biddlesden Parish Council	No response received
CAA Aerodromes	No response received
WNC Minerals and Waste	No response received

## 8 RESPONSE TO PUBLICITY

8.1 One letter of objection has been received from Silverstone Circuits Ltd, albeit that this objection was made in response to the original plans which have since been amended. They objected to the original plans on the following grounds;

- Development should follow the 2007 Development Brief and Outline planning permission
- The Development Brief identified this area as a high-profile one in terms of building quality, mass, form and density with high quality architecture creating a setting and a strong landscape structure for the arrival at the world class venue Silverstone. The proposals note the land use of Sui Generis, B1,B2 and not B8.
- The outline permissions note this as being a key zone and focal point with high quality units, feature buildings, a strong landscape structure. Bulk Density and design being complimentary to the already established buildings on the site.
- Buildings and infrastructure are very tight to the site (and legal) boundaries and the circuit pay line.
- Foundations etc will have to extend onto the boundaries of the BRDC/Silverstone
- Some buildings limit the agreed and legal rights of access with the Circuit
- Density is higher than expected with limited landscaping and significant hardstanding and car parking which conflicts with the aspirations of the Development Brief and the rest of the Park
- Requires servicing from Silverstone Circuits Land
- The Development Brief and outline planning application identified the maximum height in this location as two / three storeys. The high bay development maximising 9.6 metres is significant. Whilst it may fit within the overall height parameter, its bulk and form, along with the rectangular nature of the building is not in keeping with the high quality, articulated façade and boundary to the site.
- Some of the units will create a significant wall of approximately 9 metres facing to the entrance of the World- Class Silverstone Circuit. We do not consider this to be in line with the objectives and proposals noted in the Development Brief or the Approval of Reserved Matters.
- The intensification of this site is illustrated by the quantum of car parking to meet the requirement. The car parking leaves little green space for landscape or edging and again, is contrary to the landscape commentaries and objectives of the masterplan. The landscape objective to create soft spaces, to be respectful custodian of the site, bearing in mind its relationship to Stowe and the Historic Rides etc. It could be noted in the landscape masterplan and specific requirements from Buckinghamshire Council and West Northants that the restoration of the rides and the creation of public spaces / realm is a fundamental. The current proposals lack this due to the intensity of development on the site.
- There is no articulation of the façade, the roofline or eaves. It is a long linear façade
- Consideration to be given to reducing the built form to allow the creation of high quality, durable and sustainable hard landscapes that will complement and unify the existing and proposed building developments throughout the site and

to increase ecological diversity and create wildlife habitats and 'green corridors', where possible.

## **9 APPRAISAL**

### Principle of Development

- 9.1 The principle of development on the site of the phase 4 applications has been accepted and granted outline planning permission under two permissions. The majority of the site relates to the principal outline permission S/2019/0443/EIA (reserved matters application ref WNS/2021/1269/MAR) with two smaller parcels to the south west and north eastern part of the site granted outline permission under the land swap permission S/2019/1793/MAO (reserved matters application WNS/2021/1285/MAR).
- 9.2 The reserved matters are the same for both application submissions and both outline permissions are subject to parameters in terms of the amount and type of development authorised for the wider Silverstone Park. Both outline permissions are also subject to the same S106 Agreement.
- 9.3 The nature and amount of development proposed falls within the parameters of the outline permissions and therefore the type of development proposed and the amount of development proposed are acceptable as a matter of principle.

### The Reserved Matters

#### Layout

- 9.4 The approved Design Code envisages a "campus-style" development at Silverstone Park. Key objectives include creating a strong sense of place and an attractive environment within which to work, as well as an attractive and permeable public realm that encourages walking and cycling. Key to the success of this is a shared design ethos with buildings positioned in a well landscaped setting with high quality public realm and interconnected attractive and useable linkages.
- 9.5 The application site is a key gateway location and it is important that the development provides a sense of arrival into not only the phase 4 development, but also the wider Silverstone Park and the racing circuit. The reserved matters submissions have been the subject of pre-application discussions which have resulted in a number of amendments and improvements being made both before submission and during consideration to better reflect the importance of this phase of development given its location.
- 9.6 The development seeks to make the most of this key location by creating key new areas of public realm. The main one of which is located at the very front of the site on the corner of the access road and Dadford Road. Behind this area lies a 'signature building' (building 2100 – see further detail in 'appearance' below). This landscaped area is referred to as the 'Plaza' and it links up with the existing mature trees to its south. It will comprise both hard and soft landscaping including trees, amenity grass, mixed planting, seating areas and feature paving with a slight raising of ground levels and mounding to give further emphasis.
- 9.7 Other areas of public realm lie to the front of the café/gym to help create a social hub, again with planting and seating and links to the entrance 'Plaza'; as well as smaller 'breakout' areas across the scheme.

- 9.8 The layout provides cycle and pedestrian linkages and cycle parking in key accessible and prominent locations (see section on 'access' below).
- 9.9 Whilst the signature building provides a frontage to Dadford Road, the primary frontages of the other buildings will face towards the centre of the site. Yards are located to the rear of buildings, where possible. Where yards partially face onto public realm, landscaping is provided to screen / enclose the yard space.
- 9.10 Details of external lighting have not been provided at this stage, but conditions attached to both outline permissions require details of the external lighting scheme before commencement and additional conditions are proposed to be attached.
- 9.11 Full details of all site boundaries have not been submitted and it is recommended that a condition is attached to the permissions requiring the approval of such details prior to their installation.
- 9.12 A plan identifying the locations for signage around and within the site has been submitted as has a signage typology document. The types of signage proposed will follow the consistent approach of the preceding phases and the locations proposed are those which are key for arrival, identification and wayfinding.
- 9.13 Overall, the proposed layout is considered to comply with the Design Code and the parameters set by the outline permissions and is acceptable.

#### Scale

- 9.14 The approved building heights parameter plan for the principal outline planning permission permits a maximum ridge height of 16m across much of the site. The parameter plan approved under the land swap outline planning permission imposes a maximum height of 12 metres.
- 9.15 All buildings proposed comply with the approved maximum height parameters for each part of the site with heights of circa 11m max floor to ridge height for all buildings other than the signature building (building 2100). This signature building will have a maximum ridge height of 12.8m. This is within the outline parameters and reflects the desire for a bespoke signature building which needs emphasis and presence above the remaining buildings – the increased ridge height reflects the need for this increased presence and sense of arrival whilst ensuring compliance with the outline permission. The buildings proposed vary in footprint.
- 9.16 Precise AOD/FFL across the site will be submitted for approval following a detailed design exercise and this is secured by conditions on the corresponding outline permissions.<sup>4</sup>
- 9.17 Overall, given the site context and the parameters set by the outline permissions the scale proposed is considered to be acceptable.

#### Appearance

- 9.18 Three of the new buildings are similar in appearance, but one of the four (building 2100 located on the corner of Dadford Road and the access road) will be a 'signature building' given its prime frontage location.

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<sup>4</sup> Condition 6 of both permissions

- 9.19 All buildings are generally simple in plan form with a common material palette. There is a mix of dark grey and light grey cladding with chamfered features and red feature bands making reference to the wider site.
- 9.20 The signature building has a more impactful setting (see section on layout). At the request of officers its design has been enhanced and improved since originally submitted to make sure it stands out as a bespoke signature building as envisaged under the Design Code. The building now incorporates a new feature cladding 'wrap' to create a visually distinctive building. It includes a cladding parapet to create an asymmetric pitch and multi-dimensional roofline which sets it apart from any other building at the Park, making it instantly recognisable from short and long views. Together with the increased height (see above) the building now has added prominence and equal signature building status adjacent to the Innovation Centre.
- 9.21 Overall, the appearance of these buildings and the inclusion of a signature building in this key location are welcomed and considered to comply with the Design Code.

### Landscaping

- 9.22 Soft landscaping is proposed to site boundaries wherever possible incorporating additional tree and hedgerow planting. Existing trees are retained. Additional planting is proposed internally to break up the car parking areas and the new areas of public realm will be planted with trees, amenity grass and areas of mixed planting. Three columnar trees will frame the frontage to the signature building. A natural appearance will be created through extensive use of hedges, native trees and perennial planting. Long-living native species such as Oak and Maple are proposed as the applicant advises that they are very effective at storing carbon dioxide (i.e. carbon capture trees), based on information supplied by the Woodland Trust.
- 9.23 High quality surfacing materials will link with soft landscaping to create attractive spaces and linkages.
- 9.24 Biodiversity benefits will be seen across the site as a result of additional native hedge and trees along the southern boundary in particular as well as hedging and an area of species rich grass to the rear of one of the buildings.
- 9.25 Overall, the proposed landscaping proposals are considered to comply with the Design Code and are acceptable. Conditions are recommended to secure more detailed landscaping plans.

### Access

- 9.26 Access and circulation - The primary vehicle, cycling and pedestrian routes to/from the site will be via Dadford Road. The development will be served by a new vehicle access road off the main entrance access road.
- 9.27 Primary pedestrian links will be from the main access road connecting with the existing pedestrian crossing linking to the Innovation Centre, and from Dadford Road in the vicinity of the recently installed pedestrian crossing. This will create a direct route between the new Social Hub and the western side of the Park. This Dadford Road link will also be a shared cycling route. Other pedestrian routes will be available through the site linking cycle parking spaces and breakout spaces.
- 9.28 The submitted tracking drawings indicate that the proposed road geometry and junction design is suitable for HGVs to access and egress the site safely.

- 9.29 The Highway team has raised no objections to these proposals.
- 9.30 Parking – the commercial buildings together have 162 car parking spaces and 64 cycle spaces. The social hub has 34 car parking spaces and 32 cycle parking spaces. The development will provide disability parking spaces and 10% (20 in total) of parking spaces for use by electric vehicles installed with DC fast charging equipment.
- 9.31 When calculating the amount of parking needed regard has been given to the Council's adopted Parking SPD, the bespoke nature of some of the uses, as well as the need to provide flexibility for MEPC in terms of the end user. Prior to the occupation of each tenant, MEPC will allocate appropriate parking provision to each building demise to reflect the exact use class and bespoke operation of each tenant. This will be recorded in the approved Car Parking Management Plan and reported to the Travel Plan Steering Group annually.
- 9.32 The overall amount of parking proposed is considered to be appropriate and the Highway team are content with the proposal and raise no objections in this regard.
- 9.33 Overall, the access and parking arrangements are considered to be acceptable.

#### Other matters

##### Energy Efficiency

- 9.34 The outline planning permissions require the buildings to be constructed to a BREAAAM 'Very Good' standard; however the applicants will be targeting an 'excellent' rating. The application is accompanied by an Energy Strategy which sets out that the following design measures are recommended for inclusion in phase 4;

##### **Be Lean measures:**

- Reduced heating demand measures to reduce the heat loss through the building fabric and uncontrolled ventilation.
- Reduce Lighting demand – provision of adequate daylight to lower general lighting, reduce heat gains and electricity used.
- Shading – overhangs and reduction in translucent glazed panels to reduce direct solar gain to reduce overheating risk in occupied spaces.

##### **Be Clean measures:**

- High efficiency internal and external lighting throughout the proposed units.
- Efficient lighting control strategy which includes photoelectric (daylight) sensing and occupancy presence detection. External lighting linked to daylight sensors and a timer only to provide lighting when it is required.
- Variable speed drives on pumps and fans where applicable.
- All duct-work and pipework to be suitably insulated.
- Develop a metering and sub-metering building services strategy to monitor energy used within all proposed units.

- Where applicable use highly efficient heat recovery ventilation system.
- Ensure that energy efficient white goods are installed within the proposed buildings.

9.35 MEPC is responsible for carrying out the shell and core portion of the proposed buildings, which will incorporate the Be Lean and Be Clean measures listed above. In addition, they will provide a proportion of energy needs by renewable technology. The submitted Energy Strategy sets out the feasibility analysis undertaken to date and recommends that air sourced heat pumps (ASHPs) are incorporated as part of the shell and core build out. The exact Low Zero Carbon requirements of each building will be assessed in full during the detailed design process. This will be secured by a planning condition which requires submission of a full energy strategy with detailed calculations prior to the commencement of development. On this basis the development will comply with the current development plan policies concerning low carbon and renewable energy.

#### Operational Waste

9.36 Waste storage will take place either internally to buildings or within a defined compound at the rear of buildings which will be suitably screened. At fitout stage, MEPC engages with each tenant property to agree a range of operational procedures, including waste management services.

#### Security

9.37 MEPC contracts a private firm who operate a dedicated team at Silverstone Park, 7 days a week, instructed specifically to carry out maintenance and security of the estate. They provide on-site mobile security patrols every night between 7pm and 7am. There is also weekend daytime cover. The centralised CCTV system covers all the road entrances and most of the roadways within the main estate. Additional CCTV for Phase 4 will be added to the current system and will be accessible by the security company. All gates and entrances are regularly secured and checked as part of the security detail.

9.38 The development is laid out to permit open access points which are clearly visible and open to surveillance from a distance. MEPC will install an ANPR barrier entry system at the main entrances to enhance security to the estate between 7pm and 7am. Car parking and cycle storage is provided in the most prominent locations available and will be lit. All units will be installed with security lighting.

9.39 Conditions are recommended requiring full details of all security and crime prevention measures.

## **10 FINANCIAL CONSIDERATIONS**

10.1 CIL is not liable in this instance.

## **11 PLANNING BALANCE AND CONCLUSION**

11.1 Outline planning permission has been granted for commercial development on this site under two separate planning permissions. The outline permissions establish the amount and type of development permissible across Silverstone Park and the quantum and use classes proposed fall within those parameters.

11.2 The outline permissions are also subject to an approved Design Code. The proposals have been considered against this Design Code, as well as the parameters established by the outline permissions and the conditions attached to those outline permissions.

11.3 Having regard to the assessment set out above, it is considered that the proposals comply with the outline permissions and the Design Code and therefore the applications are considered to be acceptable.

## 12 RECOMMENDATION / CONDITIONS AND REASONS

**DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO:**

- 1) GRANT PERMISSION TO APPLICATIONS A (WNS/2021/1269/MAR) & B (WNS/2021/1285/MAR) SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY) AND**
- 2) RAISE NO OBJECTIONS TO APPLICATIONS C (WNS/2022/0074/NA) & D (WNS/2022/0084/NA)**

### 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). The approved plans and details are:

#### Site

3677-SIL-SRA-XX-XX-M2-A-XX-002-P04	Existing Site Plan
3677-SIL-SRA-XX-XX-M2-A-XX-004-P02	Site Location Plan Phase 4 Reserved Matters Application 2
3677-SIL-SRA-01-XX-M3-A-00-100-P4	Proposed Site Plan
3677-SIL-SRA-XX-XX-M2-A-PL09-010-P3	Site Plan – Signage
3677-SIL-SRA-XX-XX-M2-A-XX-011-P4 and 012-P4	Proposed new GEA by LA area & RMA 1/2
3677-SIL-SRA-XX-XX-M2-A-XX-080-P02	Typical bike shelter
3677-SIL-SRA-01-XX-M2-A-PL-081-P3	Typical compound/ sub-station enclosure
3677-SIL-SRA-XX-XX-M2-A-PL01-201-P1	Site Elevations - Existing
3677-SIL-SRA-XX-XX-M2-A-PL05-001-P2	Site Elevations - Proposed
3677-SIL-SRA-XX-XX-M2-A-PL05-002-P2	West Elevation Existing and Proposed

#### Unit 2100

3677-SIL-SRA-02-XX-M2-A-PL04-001-P2	Unit 2100 - GA Ground Floor Plan
3677-SIL-SRA-02-XX-M2-A-PL04-101-P2	Unit 2100 - GA First Floor Plan
3677-SIL-SRA-02-XX-M2-A-PL04-201-P2	Unit 2100 - Roof Plan
3677-SIL-SRA-02-XX-M2-A-PL05-001-P7	Unit 2100 - Proposed Elevations
3677-SIL-SRA-02-XX-M2-A-PL06-001-P2	Unit 2100 - GA Sections

#### Unit 2110

3677-SIL-SRA-03-XX-M2-A-PL04-001-P2	Unit 2110 & 2115 - GA Ground Floor Plan
3677-SIL-SRA-03-XX-M2-A-PL04-101-P2	Unit 2110 & 2115 - GA First Floor Plan
3677-SIL-SRA-03-XX-M2-A-PL04-201-P2	Unit 2110 & 2115 - Roof Plan
3677-SIL-SRA-02-XX-M2-A-PL05-001-P7	Unit 2110 & 2115 - Proposed Elevations
3677-SIL-SRA-03-XX-M2-A-PL06-001-P2	Unit 2110 & 2115 - GA Sections



Unit 2125

3677-SIL-SRA-04-XX-M2-A-PL04-001-P2	Unit 2120 & 2125 - GA Ground Floor Plan
3677-SIL-SRA-04-XX-M2-A-PL04-101-P2	Unit 2120 & 2125 - GA First Floor Plan
3677-SIL-SRA-04-XX-M2-A-PL04-201-P2	Unit 2120 & 2125 - Roof Plan
3677-SIL-SRA-04-XX-M2-A-PL05-001-P7	Unit 2120 & 2125 - Proposed Elevations
3677-SIL-SRA-04-XX-M2-A-PL06-001-P2	Unit 2120 & 2125 - GA Sections

Unit 2130-2155

3677-SIL-SRA-05-XX-M2-A-PL04-001-P1 of 2	Unit 2130-2155 - GA Ground Floor Plan 1 of 2
3677-SIL-SRA-05-XX-M2-A-PL04-002-P1 of 2	Unit 2130-2155 - GA Ground Floor Plan 2 of 2
3677-SIL-SRA-05-XX-M2-A-PL04-101-P1 2	Unit 2130-2155 - GA First Floor Plan 1 of 2
3677-SIL-SRA-05-XX-M2-A-PL04-102-P1 2	Unit 2130-2155 - GA First Floor Plan 2 of 2
3677-SIL-SRA-05-XX-M2-A-PL04-201-P1	Unit 2130-2155 - Roof Plan 1 of 2
3677-SIL-SRA-05-XX-M2-A-PL04-202-P1	Unit 2130-2155 - Roof Plan 2 of 2
3677-SIL-SRA-05-XX-M2-A-PL05-022-P7	Unit 2130-2155 - Proposed Elevations
3677-SIL-SRA-05-XX-M2-A-PL06-001-P1	Unit 2130-2155 - GA Sections

Landscape

ASA-628-DR-001 P05           Landscape General Arrangement  
ASA-628-SK-803 P02Phase 4 Circulation Plan

Tracking

078299-CUR-XX-XX-DR-C05001-P04	Tracking Analysis Sheet 1
078299-CUR-XX-XX-DR-C05002-P04	Tracking Analysis Sheet 2
078299-CUR-XX-XX-DR-C05003-P04	Tracking Analysis Sheet 3

Documents - Energy Strategy Report by Ridge ref 5014177-RDG-XX-XX-DOC-ME-8402 dated November 2021

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**

**Functional Services and FRA**

2. No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority;
  - Functional services (existing and proposed) above and below ground (e.g. drainage, power, communications cables, pipelines, electricity substations etc, ) to include the provision of fire hydrants, sprinkler systems and their associated infrastructure
  - An updated Flood Risk Assessment with full drainage details including cross referenced calculations and a statement of compliance with the approved Outline Drainage Strategy/Flood Risk Assessments referenced in condition 17 of planning permission S/2019/0443/EIA and condition 15 of planning permission S/2019/1793/MAO or any amended/updated strategy approved pursuant to the discharge of those conditions

- An assessment of SuDS components as listed in the CIRIA SuDS Manual (C753), providing justification for exclusion if necessary

Development shall thereafter proceed in accordance with the approved details.

Reason: To ensure the remaining details required by condition 7 of the outline planning permissions S/2019/0443/EIA and S/2019/1793/MAO and condition 16 of S/2019/1793/MAO are acceptable and subsequently carried out as part of the reserved matters and to comply with Policy SS2 of the South Northamptonshire Local Plan Part 2, the approved Design Code and Government guidance contained within the NPPF.

### **Energy Strategy**

3. The development shall be carried out in accordance with the Energy Strategy listed in condition 1. In addition to the measures detailed therein, a proportion of energy needs will need to be met by renewable technology. A detailed Energy Strategy shall therefore be submitted to and approved in writing by the Local Planning Authority before any construction takes place on any unit. This Strategy shall identify and include details and carbon reduction calculations of all proposed low carbon and renewable energy technologies for that building. Development shall thereafter proceed in accordance with the agreed details.

Reason: to ensure energy and resource efficiency practices are incorporated into the development in accordance with the Government's aim to achieve sustainable development in accordance with Policies S10 and S11 of the West Northamptonshire Joint Core Strategy and to accord with condition 8 of the outline planning permission S/2019/0443/EIA and S/2019/1793/MAO.

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

#### **Additional Details**

4. No development above slab level shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority;
  - All external lighting (including street lighting and feature lighting)
  - Details (including samples) of all external materials
  - full details of security and crime prevention measures
  - all means of enclosure/boundary treatments within and around the site
  - Details (including samples as necessary) of all hard surfacing materials
  - Proposed finished levels or contours of hard landscaping works

Development shall thereafter proceed in accordance with the approved details.

Reason: To ensure the remaining details required by conditions 8 and 9 of the outline planning permissions S/2019/0443/EIA and S/2019/1793/MAO are acceptable and subsequently carried out as part of the reserved matters and to comply with Policy SS2 of the South Northamptonshire Local Plan Part 2, the approved Design Code and Government guidance contained within the NPPF.

### **Soft Landscaping**

5. No development shall take place above slab level until the following soft landscaping details have been submitted to and approved in writing by the Local Planning Authority;
- a plan delineating the demise of each part of the development hereby approved and the soft landscaping within that part (e.g. each unit/plot, estate road, shared spaces)
  - trees to be planted showing their species, spread and maturity;
  - planting plans
  - written specifications (including cultivation and other operations associated with plant and grass establishment);
  - schedules of plants, noting species, plant sizes and proposed numbers/densities
  - long-term management responsibilities and maintenance schedules
  - where relevant, details of habitat enhancement/creation measures and management, such as, native species planting, wildflower grasslands; woodland creation/enhancement, provision of habitat for protected species.

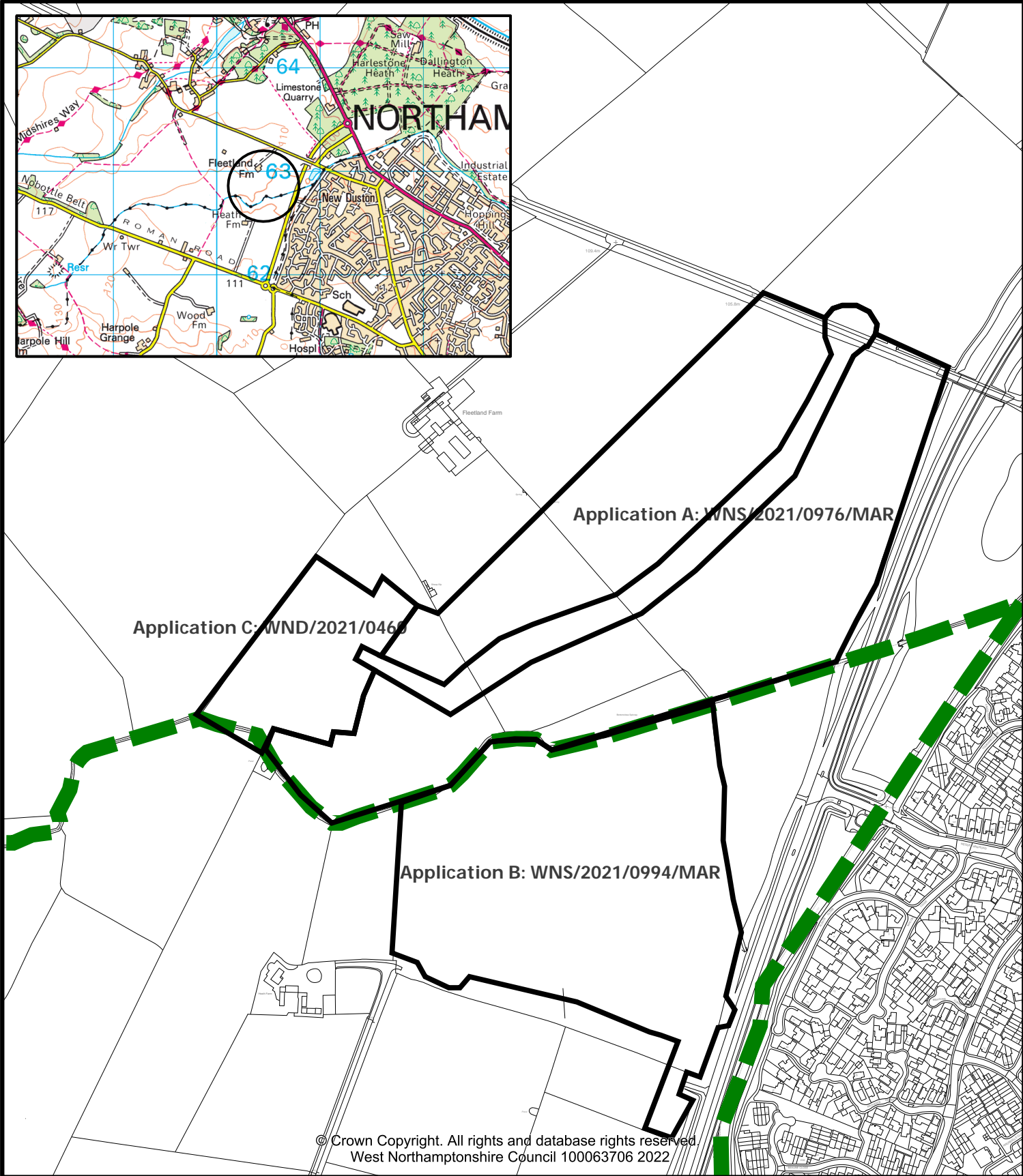
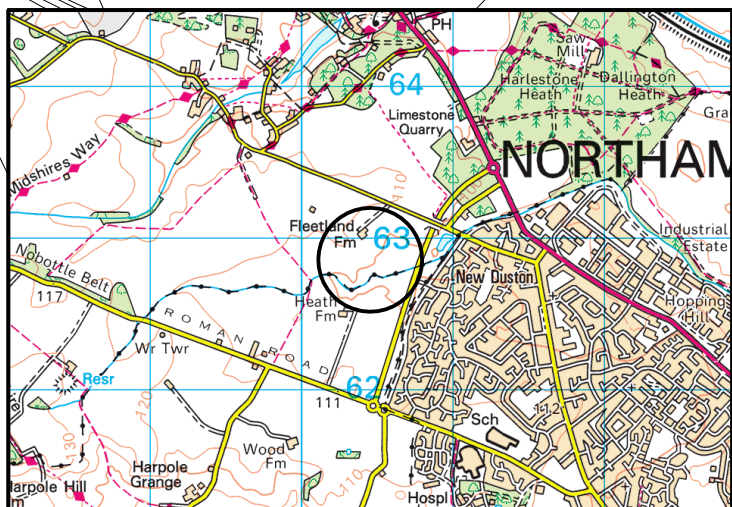
The soft landscaping works shall be carried out in accordance with the approved details within the first planting season following the first occupation of that part of the development or the completion of that part of the development whichever is the sooner.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of well-planned development and visual amenity and to ensure the remaining details required by condition 9 of the outline planning permissions S/2019/0443/EIA and S/2019/1793/MAO are acceptable and subsequently carried out as part of the reserved matters and to comply with Policy SS2 of the South Northamptonshire Local Plan Part 2, the approved Design Code and Government guidance contained within the NPPF.

#### **INFORMATIVES:-**

1. Your attention is drawn to the need to comply with the conditions imposed on the outline planning permissions S/2019/0443/EIA and S/2019/1793/MAO which shall continue in full force and effect, save insofar as they are expressly varied by any conditions imposed hereby.
2. Your attention is drawn to the associated planning obligation that was entered into in accordance with S106 Town and Country Planning Act in respect of the outline permissions ref S/2019/0443/EIA and S/2019/1793/MAO.
3. The applicants are requested to notify West Northamptonshire Council of the use of each unit within 30 days of that unit being occupied, in order that the Council can maintain a record of the quantum and use of development approved.
4. 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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West Northamptonshire Council 100063706 2022

Map Scale: 1:5000

 Site

 Former District Boundary

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**Application Numbers:**

**Application A:** WNS/2021/0976/MAR

**Application B:** WNS/2021/0994/MAR and

**Application C:** WND/2021/0460

**Location:**

Northampton West Sustainable Urban Extension Sandy Lane, Harpole, Northamptonshire

**Proposals:**

Reserved Matters submissions relating to joint planning permissions S/2017/2270/EIA and DA/2017/0889. Details of layout, scale, appearance and landscaping for the erection of:

**Application A** - 285 dwellings in Phases 1C, 1D, 1E and part 1A (Plots 1 to 285) and adjoining strategic open space and play facilities;

**Application B** - 98 dwellings in Phases 1A and 1B (Plots 286 to 383) and adjoining strategic open space; AND

**Application C** - 47 dwellings in Phase 1F (Plots 384 to 430) and adjoining strategic open space.

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**Applicant:**

Bloor Homes

**Agent:**

**Case Officer:**

Suzanne Taylor

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**Ward:**

Bugbrooke AND Moulton

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**Reason for Referral:**

Major application affecting Sustainable Urban Extension

**Committee Date:**

14/02/2022

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**EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATIONS**

**RECOMMENDATIONS FOR APPLICATIONS A, B AND C: GRANT DELEGATED AUTHORITY TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO GRANT PERMISSION SUBJECT TO COMMENTS FROM THE LOCAL HIGHWAY AUTHORITY AND ECOLOGY OFFICER AND TO CONDITIONS**

**Proposal**

Reserved Matters submissions relating to joint planning permissions S/2017/2270/EIA and DA/2017/0889. Details of layout, scale, appearance and landscaping for the erection of:

Application A - 285 dwellings in Phases 1C, 1D, 1E and part 1A (Plots 1 to 285) and adjoining strategic open space and play facilities;

Application B - 98 dwellings in Phases 1A and 1B (Plots 286 to 383) and adjoining strategic open space; AND

Application C - 47 dwellings in Phase 1F (Plots 384 to 430) and adjoining strategic open space.

### **Consultations**

No consultees have raised **objections** to the application.

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

- Building Control, Economic Development, Highways England;

The following consultees have made **comments** on the applications:

- Local Highway Authority, Harlestone Manor Parish Council, British Horse Society, Recreation and Leisure, Environmental Protection, Archaeology, Northants Police CPDA;

The following consultees have made **no comments** on the application:

- Harpole Parish Council, Harlestone Parish Council, Duston Parish Council, Kislingbury Parish Council, Harpole Action Team, Strategic Housing, Minerals and Waste, Waste and Recycling, Ecology, Planning Policy, Anglian Water, Surface Water Drainage Team, Environment Agency, Natural England, Wildlife Trust, Sport England, Health and Safety Executive.

14 letters of objection have been received 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:

- Principle of Development
- Design and Layout
- Density and Mix of House Types
- Highways and Parking
- Open Space and Play Areas
- Surface Water Drainage
- Residential Amenity

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to comments from the Local Highway Authority and Ecology and 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 These applications are on a site of circa 83 hectares that lies on the western edge of Northampton adjacent to the communities of Duston and New Duston and some 6km



from Northampton town centre. Application A (WNS/2021/0976/MAR) for 285 dwellings covers around 14.5ha of the site. Application B (WNS/2021/0994/MAR) for 98 dwellings comprises the middle section of this larger site area and covers approximately 8.4ha. Application C (WND/2021/0460) for 47 dwellings comprises approximately 3ha of the wider site area.

- 1.2 The village of Harpole lies approximately 1.7km to the south and Harlestone approximately 2km to the north. The site is primarily comprised of arable and grazing agricultural land and straddles the former district boundary between South Northants and Daventry areas; split almost 50:50 between the two former districts. This boundary is demarcated by the Dallington Brook watercourse which runs roughly east to west across the middle of the site and provides a green corridor of existing vegetation through the site.
- 1.3 The New Sandy Lane runs along the eastern site boundary with Roman Road to the south. Port Road to Harlestone bisects the northern part of the wider site and the north of the site is bounded by Round Oak Plantation and a restored section of Harlestone Quarry inert landfill. To the west is predominantly agricultural land and the easternmost extent of the Althorp Estate.
- 1.4 The site consists predominately of large arable fields contained by hedgerows, fence lines and trees and includes smaller pockets of woodland and scrub. Bottomclose Spinney occupies 0.45has of woodland immediately to the north of Dallington Brook.
- 1.5 Two small farm estates are located within the wider site and adjacent to the proposed development areas; Fleetlands Farm in the north and Heath Farm in the south, although the majority of farm buildings are not included in the applications.
- 1.6 To the east of the application sites is New Sandy Lane, a single carriageway relief road connecting Harlestone Road at the north to Roman Road at the south. To the east of that is a surface water balancing pond that receives run off from New Sandy Lane and to the north-east of the site boundary is New Duston which forms the urban edge of Northampton and is comprised of late 20th Century two storey housing. There is a landscape buffer, cycleway and footpath between the western edge of the residential area and New Sandy Lane, meaning that apart from Fleetlands Farm and Heath Farm, the closest existing housing is over 60m from the site.
- 1.7 To the south is Roman Road, a single carriageway road that connects Northampton with Nobottle to the west. Roman Road meets New Sandy Lane at a double mini roundabout on the south-eastern corner of the site. Beyond Roman Road to the south, the land remains relatively flat before rising up to a ridgeline south of which the land slopes back down to the village of Harpole.
- 1.8 To the west and north west of the site are agricultural fields, with the land rising to a ridge, before dropping down to Upper Harlestone and Harlestone. To the west, south of Dallington Brook, is a Public Right of Way (PROW) (CU11 and KP1) bridleway which connects Upper Harlestone and Roman Road. Another footpath runs to the north of the site (CU27) which also links to Upper Harlestone.
- 1.9 The site is visually contained and screened from the villages of Harpole, Upper Harlestone and Harlestone by the existing topography and areas of woodland and sits within a 'bowl' of land.

- 1.10 The site comprises a significant proportion of the Policy N4 allocation for the Northampton West Sustainable Urban Extension (SUE) contained in the West Northamptonshire Joint Core Strategy.

## **2. CONSTRAINTS**

- 2.1. Part of Application A (adjacent to the watercourse running roughly east-west through the centre) of the site lies within Flood Zones 2 and 3.
- 2.2. Application B lies within a Special Landscape Area as defined in saved policy NE2 of the SN LPP2; the Hemplow Hills, Cottesbrook and Brington Area.
- 2.3. There is an historical landfill within the Application B area.
- 2.4. The sites are within 2km of the following SSSIs: Nobottle Belt; Oldfield Thicket; Nobottle Short Wood; Nobottle Wood; Church Brampton Golf Course; Harlestone Firs; Broadgow Spinney; Heath Spinney and Brook; Berry Wood; Dallington Heath; Sowditch Thicket; Dallington Brook Grassland; Upton Pasture.
- 2.5. The sites lie within 1 km of Harlestone Quarry.
- 2.6. The following archaeological assets lie within the sites: Lodge Barn Farm; Possible Iron Age/Romano-British Settlement; Possible Iron Age/Romano-British Settlement; Possible Prehistoric Settlement.

## **3. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1. In December 2020 outline planning permission was granted for up to 1,750 dwellings, a primary school, a mixed use Local Centre (Uses A1-A5, D1), together with associated public open space, landscaping, highways, sustainable drainage systems, and all ancillary infrastructure works. A site-wide Design Code (to cover all future phases of the permission) was approved following presentation to this Committee in October 2021. The detailed, reserved matters applications before the Committee now seek permission for 430 of the 1,750 dwellings along with the associated green infrastructure.
- 3.2. Application A: Details of layout, scale, appearance and landscaping for the erection of 285 dwellings in Phases 1C, 1D, 1E and part 1A (Plots 1 to 285) and adjoining strategic open space and play facilities. The green infrastructure includes Dallington Brook Community Park (a Neighbourhood Equipped Area of Play (NEAP) and public amenity space and the southern part of New Sandy Lane Green Corridor which incorporates a Local Area of Play (LAP) and public amenity space.
- 3.3. Application B: Details of layout, scale, appearance and landscaping for the erection of 98 dwellings in Phases 1A and 1B (Plots 286 to 383) and adjoining strategic open space. The green infrastructure includes the Dallington Brook Ecological Corridor.
- 3.4. Application C: Details of layout, scale, appearance and landscaping for the erection of 47 dwellings in Phase 1F (Plots 1B-1 to 1B-47) and adjoining strategic open space (part of Dallington Brook Community Park).
- 3.5. *Timescales for Delivery*: The applicant/agent has advised that, in the event that planning permission is granted, they anticipate development commencing by May 2022 with the first houses being occupied by April 2023.

#### 4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
S/2017/2270/EIA and DA/2017/0889	Outline application for the demolition of existing barns and the erection of up to 1750 dwellings, a primary school, A mixed use Local Centre (Uses A1-A5, D1), together with associated public open space, landscaping, highways sustainable drainage systems, and all ancillary infrastructure works, including a new primary sub-station. (Application accompanied by an Environmental Statement). Dual application.	APPROVED
S/2021/0366/CON D and C/2017/899	Condition 7 [Design Code] Application for approval of details submitted pursuant to condition 7 of dual planning permissions S/2017/2270/EIA and DA/2017/0889 [Outline application for- the demolition of existing barns and the erection of up to 1750 dwellings, a primary school, A mixed use Local Centre (Uses A1-A5, D1), together with associated public open space, landscaping, highways sustainable drainage systems, and all ancillary infrastructure works, including a new primary substation. (Application accompanied by an Environmental Statement)	APPROVED

#### 5. RELEVANT PLANNING POLICY AND GUIDANCE

##### Statutory Duty

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

##### Development Plan

5.2. 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 15<sup>th</sup> December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted South Northamptonshire and Daventry Local Plans (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)

5.3. The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development

- S3 - Scale and Distribution of Development
- S4 – Northampton Related Development Area
- S5 – Sustainable Urban Extensions
- S6 – Monitoring and Review
- S7 – Provision of Jobs
- S8 – Distribution of Jobs
- S9 – Distribution of Retail Development
- S10 – Sustainable Development Principles
- S11 – Low Carbon and Renewable Energy
- C1 – Changing Behaviour and Modal Shift
- C2 – New Developments
- C3 – Strategic Connections
- C5 – Enhancing Local and Neighbourhood Connections
- RC2 – Community Needs
- H1 – Housing Density and Mix and Type of Dwellings
- H2 – Affordable Housing
- H4 – Sustainable Housing
- BN1 – Green Infrastructure Connections
- BN2 – Biodiversity
- BN3 – Woodland Enhancement
- BN5 – The Historic Environment and Landscape
- BN7a – Water Supply, Quality and Wastewater Infrastructure
- BN7 – Flood Risk
- BN8 – The River Nene Strategic River Corridor
- BN9 – Planning for Pollution Control
- BN10 – Ground Instability
- INF1 – Approach to Infrastructure Delivery
- INF2 – Contributions to Infrastructure Requirements
- N4 – Northampton West Sustainable Urban Extension

South Northants Local Plan (Part 2) (SNLPP2)

- 5.4. The relevant policies of the SNLPP2 are:
- SS1 (settlement hierarchy)
  - SS2 (general development and design principles)
  - LH8 – Affordable Housing
  - EMP3 – New Employment development
  - SDP1 – Design principles
  - SDP3 – Health facilities and wellbeing
  - INF1 – Infrastructure delivery and funding
  - INF2 – Community facilities
  - INF3 – Education facilities
  - INF4 – Electric vehicle charging points
  - GS1 – Open space, sport and recreation
  - GS2 – Local green spaces
  - HE1 – Significance of heritage assets
  - HE2 – Scheduled ancient monuments
  - HE5 – Listed Buildings
  - HE6 – Conservation Areas
  - HE7 – Non designated heritage assets
  - NE2 – Special landscape areas
  - NE3 – Green infrastructure corridors
  - NE4 – Trees, woodlands and hedgerows
  - NE5 – Biodiversity and geodiversity

## Settlements and Countryside Local Plan (Part 2) for Daventry (DLPP2)

5.5. The relevant policies of the Daventry LPP2 are:

- HO8 - Housing Mix and Type
- ST1 - Sustainable Transport Infrastructure
- EN1 - Landscape
- ENV3 - Green Wedge
- ENV4 - Green Infrastructure
- ENV5 - Biodiversity
- ENV7 - Historic Environment
- ENV9 - Renewable Energy and Low Carbon Development
- ENV10 - Design
- ENV11 - Local Flood Risk Management
- CW1 - Health and Wellbeing
- CW2 - Open Space Requirements

## Harpole Neighbourhood Plan

5.6. The relevant policies of the (NHP) are:

- H2 – Integrated tenures
- H3 – Design Principles
- H6 – Green Wedges
- H9 – Green Infrastructure and Biodiversity
- H10 – Protecting and Enhancing Local Landscape Character in Harpole Parish
- H11 – Traffic Management and Transport Improvements
- H12 – Footpaths/cycleways/connectivity

## **Material Considerations**

5.7. Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Approved Northampton West Design Code
- National Model Design Code
- Nortoft Study: Planning for the Future of Open Space, Sport and Recreation in West Northamptonshire
- Strategic Development Framework (SDF) - a document produced as a technical guide/evidence base to inform the master planning process and as a tool to guide and co-ordinate future development in West Northamptonshire. It does not constitute planning policy, but it is consistent with and amplifies the JCS strategic policy framework of providing a 'plan-led' approach to guide development of the SUE's.
- Supplementary Planning Guidance/Documents (SPDs and SPGs)
- South Northamptonshire Design Guide
- Northamptonshire Parking Standards

## **6. RESPONSE TO CONSULTATION**

Below is a summary of the consultation responses received at the time of writing this report (relevant planning matters paraphrased). Responses are available to view in full on the Council's website, via the online Planning Register.

<b>Consultee Name</b>	<b>Comment</b>
Harpole Parish Council	Application A, B and C: <b>No comments received to date</b>
Harlestone Manor Parish Council	<p>Application A, and B: <b>No comments received to date</b></p> <p>Application C: <b>Comments</b>  They put forward a number of questions regarding the dates that specific works would be completed and details about the construction phases.</p> <p><i>(Officer Note: The triggers for many of the works are determined under conditions attached to the planning permission and the S106 planning obligation.</i></p> <p><i>The construction of the development must accord with a Construction Management Plan – a condition of the planning permission)</i></p>
Harlestone Parish Council	Application A, B and C: <b>No comments received to date</b>
Duston Parish Council	Application A and B: <b>No comments received to date</b> Application C: N/A
Kislingbury Parish Council	Application A and B: <b>No comments received to date</b> Application C: N/A
Harpole Action Team	Application A and B: <b>No comments received to date</b> Application C: N/A
Local Highways Authority	<p>Application A, B and C: <b>comments</b></p> <p>Makes a number of detailed recommendations for amendments to the highways layout and parking design to accord with Northamptonshire standards.</p> <p>Following amendments to the layout the LHA continue to recommend some detailed revisions to the layout to accord with local highways standards; namely:</p> <ul style="list-style-type: none"> <li>“• <i>The accesses onto the Sales Area on the plan must be full 10.0m from the round-about measured nearside channel to junction radius point</i></li> <li>• <i>The service strip must continue around all sides of the turning head between plots 200 and 205.</i></li> <li>• <i>Remove all of the feature strips on the carriageway sitewide.</i></li> <li>• <i>The bend on Birch Avenue and the bends on Ash Avenue must be smoothed out as currently far too acute; this makes it difficult for opposing drivers to manoeuvre through.</i></li> <li>• <i>The LHA require clarity on the strip which has been inserted from the primary road onto the private drive at plot 281/282.</i></li> </ul>

	<ul style="list-style-type: none"> <li>• <i>The footpath must continue around the corner of Ash Avenue and join with the footpath by plot 48; this is to ensure pedestrians do not end up walking on the carriageway when trying to continue on in the direction of numbers 24 to 31.</i></li> <li>• <i>It is not permitted for shared surface arrangements to be drive through; this must either be amended to a 5.5m carriageway with 2.0m footpaths on either side or remain as the shared surface arrangement and end in a turning head.</i></li> </ul> <p><i>Please note the bullet points below from the previous response for information:</i></p> <ul style="list-style-type: none"> <li>• <i>The LHA will not adopt any footpaths through green space only those adjacent to carriageway, or on occasion connected to what will be publicly maintained highway.</i></li> <li>• <i>The LHA appreciate the layout is indicative in respect of tree planting, however trees within what will be publicly maintained highway will attract commuted sums. Private trees must be planted 2.5m from the back of what will be publicly maintained highway.</i></li> <li>• <i>There is too great a dependency on visitor spaces on private driveways, only visitor spaces for the residents are permitted, no other persons must enter private driveways, the applicant must amend sitewide.”</i></li> </ul>
National Highways	<p>Application A: <b>No objections</b>  Application B: <b>No comments received to date</b>  Application C: N/A</p>
Northamptonshire Police Crime Prevention Design Officer (CPDA)	<p>Application A and B: <b>Comments</b>  Application C: <b>No objections</b></p> <p>Generally the proposed layout complies with best practice for crime prevention.</p> <p>More definition should be given to some private front gardens which currently blend into public space and some side boundaries need landscaping buffers.</p> <p>Exposed fence lines should have trellis tops. Lockable side gates are required for some plots to secure private rear space.</p> <p>Ground floor windows should be used on side elevations to provide overlooking of parked car on drive.</p>
Anglian Water	<p>Application A and B: <b>No comments</b>  Application C: N/A</p>
Surface Water Drainage Team	<p>Application A, B and C: <b>No comments</b></p>

(AKA Lead Local Flood Authority)	<p>The impacts of surface water drainage have not been adequately addressed at this stage. No development can take place until satisfactory details are provided.</p> <p><i>(Officer Note: Surface Water Drainage details are required to be submitted and approved in accordance with condition 10 of the outline planning permission).</i></p>
Environment Agency	<p>Application A and B: <b>No comments</b> Application C: N/A</p>
Natural England	<p>Application A and B: <b>No comments</b> Application C: N/A</p>
Northants and Beds Wildlife Trust	<p>Application A and B: <b>No comments received to date</b> Application C: N/A</p>
Sport England	<p>Application A: <b>No comments</b> Application B and C: N/A</p>
Health and Safety Executive	<p>Application A: <b>No comments</b> Application B and C: N/A</p>
Environmental Protection	<p>Application A: <b>Comments</b> Application B: <b>No objections</b> Application C: <b>No comments</b></p> <p>The location of the adjacent local centre and school will impact the remediation measures within the nearest residential properties with regard to noise.</p>
Ecology	<p>Application A and B: <b>No comments received to date</b> Application C: <b>Comments</b></p> <p>Makes detailed recommendations for hedgehog holes in fences and for amendments to the soft planting proposals to enhance their biodiversity potential.</p>
Archaeology	<p>Application A, B and C: <b>comments</b></p> <p>Archaeological mitigation should be addressed across the site as a whole and not dealt with piecemeal.</p> <p><i>(Officer Note: This can be addressed in the course of discharging conditions attached to the planning permission)</i></p>
Planning Policy	<p>Application A and C: <b>No comments received to date</b> Application B: <b>No objections</b></p>
Strategic Housing	<p>Application A and B: <b>No comments received to date</b> Application C: N/A</p> <p>Note that the outline permission (and the associated S106 agreement) do not require any affordable housing units in the first phase (up to 430 dwellings).</p>
Economic Development	<p>Application A and B: <b>No objections</b> Application B &amp; C: N/A</p>



Building Control	<p>Application A and B: <b>No objections</b>  Application B &amp; C: N/A</p> <p>All surface water to soak away Radon Protection required</p>
Recreation and Leisure	<p>Application A and B: <b>Comments</b>  Application C: N/A</p> <p>Play design / space allocated seems appropriate given the scale of proposal.</p> <p>Green corridors for nature and public also welcomed. This links into the connectivity within the site.</p> <p>The footpath extending around the perimeter is welcome.</p> <p>Sports pitch provision is required and consideration should be given to all-weather pitches.</p> <p>Refers to open space standards.</p> <p><i>(Officer Note: All POS, Play Areas and Sports pitch provision has already been agreed under the outline planning permission in accordance with the S106 planning obligation)</i></p>
British Horse Society	<p>Application A and B: <b>Comments</b>  Application C: N/A</p> <p>PRoW that would be immediately impacted are Bridleway KP16, Bridleway LB1 and Bridleway LB8. New development plans provide opportunities to improve and extend the bridleway and byway network for the shared enjoyment of equestrians, cyclists and pedestrians. The perimeter footpath could be a multi-user, non-MPV route for all vulnerable road users. Safe surfaces and dimensions should be provided as per requirements of the Equality Act 2010 and associated legislation.</p> <p><i>(Officer Note: There are no existing PRoW within any of the application sites for these Phases).</i></p>
Waste and Recycling	<p>Application A &amp; B: <b>No comments received to date</b>  Application C: N/A</p>
Minerals and Waste	<p>Application A &amp; B: <b>No comments received to date</b>  Application C: N/A</p>

## 7. RESPONSE TO PUBLICITY

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

7.1. Application A: There has been 1 objection raising the following comments (relevant planning matters paraphrased):

- Loss of green space;
- Increased traffic and harm to highway safety;
- Lack of supporting infrastructure;

- Increased pressure on existing local infrastructure/services/amenities

7.2. Application B: There have been 13 objections raising the following comments (relevant planning matters paraphrased):

- Increased traffic resulting in noise and air pollution, congestion and harm to highway safety;
- Existing roads are in poor condition and will be made worse/inadequate access;
- Port Road will be used as a rat run;
- Loss of green space;
- Lack of supporting infrastructure (e.g. doctors and schools);
- Increased pressure on existing local infrastructure/services/amenities (e.g. doctors and schools);
- Impact on wildlife;
- Visual impact;
- Loss of privacy;
- Pollution and disruption caused during the construction phase;

7.3. Application C: There have been no third party or neighbour representations received in response to this application to date.

## **8. APPRAISAL**

### Principle of Development

#### *Policy Context*

8.1. These applications are detailed reserved matters proposals, and the principle of the development has already been approved under joint outline planning permissions S/2017/2270/EIA and DA/2017/0889 in December 2020. The site lies on land allocated for development within the LPP1 under Policy N4 (Northampton West SUE). The approved Northampton West Design Code also sets out agreed parameters for the development.

#### *Assessment*

8.2. This application can only examine the detailed matters submitted and the principle cannot be reassessed here.

#### *Conclusion*

8.3. Outline planning permission has recently, already been granted for this development where it was determined that it was acceptable in principle. These applications only seek approval of details pertaining to this permission and therefore the principle of the development cannot be reassessed at this time.

### Design and Layout

#### *Policy Context*

8.4. Policies SS2 of the SNLPP2 and ENV10 of DLPP2 require new developments to use a design led approach and to ensure that developments are compatible with their surroundings. In this case a Design Code has been agreed for Northampton West 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. Matters not covered by this Design Code would be considered against the South Northamptonshire Design Guide and the National Model Design Code.

### *Assessment*

- 8.5. **General Layout:** The general layout of the streets and blocks are consistent with the approved Land Use and Density Parameter Plan of the outline permission and the Regulating Plan within the Design Code. Phases 1A, 1B, 1C, 1D, 1E and 1 F are divided up into a series of residential blocks and open spaces by Primary Streets, Secondary Streets and Side/Shared Surface Streets. Most dwellings are 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.
- 8.6. However, there are a couple of exceptions to this; those plots backing on to the Local Centre; and those plots which will back on to later residential phases. Whilst it appears that the plots that will back on to later residential phases will have other residential plots backing on to their rear boundaries there is concern about how the plots around the Local Centre will be enclosed. The applicants have confirmed that these plots will have 1.8m high brick walls along their rear boundaries and a landscaping buffer can be added along these boundaries when the Local Centre proposals are submitted. It was also noted that the proposals were in accordance with the approved Design Code.
- 8.7. Dwellings should ideally be located in a 'back-to-back' arrangement (i.e. rear garden boundary to rear garden boundary) in order to ensure that rear gardens are more secure, private and tranquil and to create active, well overlooked and safer streets and public spaces. Ensuring that dwellings are back-to-back also produces more attractive public spaces and streets which are not dominated by rear boundary enclosures. Bearing in mind that the vast majority of the development will achieve this, officers consider that the general layout is acceptable.
- 8.8. **Boundary Enclosures:** All public facing boundary enclosures will be brick walls rather than fences helping to create a better quality of development which will enhance the character and appearance of scheme. The applicants have made amendments to ensure this was achieved by swapping a number of proposed fences for walls.
- 8.9. **House Types and Neighbourhoods/Character Areas:** The proposals include approximately 15 different house types with most of these having at least two variations (different architectural detailing and facing materials) in order to respond to the Neighbourhoods and character areas set out in the approved Design Code. The Design Code divides the development into 3 main Neighbourhoods: Fleetland Neighbourhood (Applications A and C), Central Neighbourhood (Application B) and Heath Neighbourhood (future phases). These are each sub-divided further into 3 Character Areas (CAs): Spine Road; Green Edges and Neighbourhood Housing.
- 8.10. Not all Neighbourhoods and CAs are represented in the current reserved matters applications before us. Those that are included in the applications are set out below.
- 8.11. Fleetland Spine Road should take its cues from neighbouring 19<sup>th</sup> and 21<sup>st</sup> century development in Northampton (Duston village and Buckton Fields) with an emphasis on traditional detailing, a semi-formal layout and verdant character.

- 8.12. Fleetland Green Edge should reflect neighbouring 21<sup>st</sup> century development (at Buckton Fields) with larger plots, a spacious/low density layout and simple/traditional building forms.
- 8.13. Fleetland Neighbourhood will also be influenced by neighbouring 21<sup>st</sup> century Buckton Fields with suburban building forms arranged in a semi-formal layout with smaller plots at a higher density.
- 8.14. Central Spine Road should take its cues from neighbouring, contemporary 21<sup>st</sup> century developments at Marina Park and Upton with a semi-formal layout and mainly semi-detached and detached dwellings.
- 8.15. Central Neighbourhood should also be influenced by contemporary 21<sup>st</sup> developments at Marina Park and Upton also having a semi-formal layout but using more smaller plots (semi-detached and terraced) for a higher density character.
- 8.16. On the basis of the submitted plans, there is concern that many of the same house types are being used across all the CAs within the Fleetland and Central Neighbourhoods and that there is too little variation in to create distinctive areas within the development. The applicants have been asked to ensure that the house types are made more varied to better reflect the CA within which it is located and to create a more visually interesting and legible development. There are also 4 house types which require comparatively minor alterations to improve their appearance and/or make them consistent with the Design Code. At the time of writing this report the amendments were awaited.
- 8.17. **Refuse Strategy:** Bin storage would be on plot for all dwellings. Bin Collection Points are located in accordance with the Refuse Strategy in the approved Northampton West Design Code although some householders will have to wheel their bins more than the recommended 25m as some of the shared surface streets (particularly around the green edges of the site) will not be adopted and cannot be used by the standard refuse lorry. However, the number of plots that will be affected in this way are comparatively small and therefore it is not considered to be a significant issue.
- 8.18. **Parking Strategy:** The majority of car parking spaces provided within the scheme would be on driveways within the plot combined with a few examples of small, private parking courts located to the rear of dwellings. Along the Green Edges and Spine Road the on-plot drives would be located to the sides of dwellings in accordance with the Design Code. Within the neighbourhood core areas of Fleetland and Central (on secondary streets and shared surface streets) there was an over-reliance on perpendicular frontage parking, but the applicants made amendments to the proposals to address this. There was particular concern about several defined 'focal areas' within the scheme which would be dominated by frontage car parking. Now, the amount of frontage parking has been reduced in these areas with the limited use of small, private, parking courts to the rear of dwellings in accordance with the approved Design Code.
- 8.19. **Materials, Chimneys and Window and Door Colours:** The proposals include details of the proposed facing materials. Some of the brick types were not considered to be acceptable but these have now been revised as requested. A selection of red stock bricks and buff/cream bricks are proposed. Slate effect roof tiles and interlocking roof tiles in 3 different colours (which have the appearance of a plain tile) are considered to be acceptable. Some of the contemporary house types will include partial timber boarding in accordance with the details set out in the Design Code.

- 8.20. Five colour finishes are proposed for front doors and garage doors across the entire scheme. The colours and variety are believed to be appropriate and will help to provide sufficient visual interest whilst ensuring a cohesiveness for the overall scheme.
- 8.21. Windows will be white or grey UPVC in line with the Design Code. Bargeboards, fascias and canopy porches will be white, grey or black. All rainwater goods will be black. These details are all considered to be acceptable.
- 8.22. The number of proposed chimneys was not believed to adhere to the Site Wide Chimney Strategy within the Design Code. The applicants have amended their proposals by adding more chimneys to those dwellings within the Fleetland Neighbourhood along the Port Road/Green Edge and Spine Road frontages. As set out in the Design Code it is not expected that chimneys would be utilised frequently within the Central Neighbourhood which is of a contemporary architectural style.
- 8.23. **Key Note Dwellings (KNDs):** The Design Code identifies locations within the proposed scheme where KNDs should be sited. These plots would be expected to feature distinctive dwelling types (perhaps with notable facing materials, chimneys or window treatments etcetera) in order to provide landmarks to help people find their way around the development. KNDs have been comprehensively brought forward from the Design Code into the proposals and the applicants have clarified that plots which should feature KNDs do have appropriate/distinctive house types/treatments/chimneys to aid legibility.
- 8.24. **On-Plot Soft Landscaping:** The Northampton West Design Code advocates the use of different planting and colour pallets for the Fleetland and Central Areas to help reinforce their distinctiveness and complement their architectural styles. To this end Fleetland should utilise more informal/naturalistic/floral planting with a warm purple, pink, yellow and red colour pallet. Central should be more minimalist/clean and formal with a cool purple, blue and green colour pallet. The submitted planting proposals did not originally differentiate between the CAs and so the applicants were asked to revise the soft landscaping proposals for residential plots accordingly. The current submitted plans now propose distinct soft landscaping for each of the CAs in line with the Design Code.

#### *Conclusion*

- 8.25. The proposed design and layout within the reserved matters applications are consistent with the approved Northampton West Design Code. Many details have been amended or clarified to ensure that the scheme does comply with the parameters and guidance set out in the Code. It is considered that the design and layout would accord with the outline permission and Design Code.

#### Density and Mix of House Types

##### *Policy Context*

- 8.26. Policy H1 of LPP1 requires housing developments to provide for a mix of house types, sizes and tenures and to cater for the needs of older people and vulnerable groups.
- 8.27. The S106 agreement for the outline permission allows the first 430 dwellings to be provided without delivering any affordable units. This was based on a viability appraisal which took account of significant infrastructure being delivered in the early phases of the development and that the permission was subject to a Grampian condition preventing the delivery of more than 430 dwellings before the new section of the Sandy Lane Relief Road (to come forward as part of the Norwood Farm/Upton Lodge SUE) is open to traffic.

### *Assessment*

- 8.28. **Density:** The density of Application A is circa 20dph, Application B is circa 12dph and Application C is circa 16dph with an average across all three of circa 17dph. Policy H1 requires a minimum density of 35dph but there are good reasons why these Phases do not meet this minimum density. Firstly, they have a high proportion of Green Edges which necessitates a lower density in order to provide a sensitive transition between urban and rural/green spaces. Secondly, a significant proportion of these Phases are set aside for crucial green infrastructure including the Dallington Brook Community Park, Dallington Brook Ecological Corridor, New Sandy Lane Green Corridor and the NEAP which will all serve an area wider than these Phases and provide important connections to other existing and proposed GI (such as the Norwood Farm Country Park). Thirdly, the area for the Local Centre has been included in the calculation for Application B and this is another critical piece of infrastructure which will serve the entire SUE and the communities beyond.
- 8.29. It is anticipated that future phases will be capable of delivering a higher density of dwellings as many of these will not need to include such large pieces of infrastructure and it is anticipated that the entire scheme will be able to deliver close to the 1,750 dwellings permitted by the outline. It should be noted that the average density of the entire outline permission is circa 21dph when including the parts of the site on which crucial supporting infrastructure (such as the primary school, local centre, parks/public open spaces, roads etc).
- 8.30. **Mix:** The proposals include 2 bed (circa 11%), 3 bed (circa 42%), 4 bed (circa 45%) and 5 bed (circa 2%) dwellings provided as terraced, semi-detached and detached dwellings. The vast majority are two storeys with some 2.5 storey dwellings. Being situated in a SUE within the NRDA, the development is not required to provide a minimum of 5% bungalows.
- 8.31. It is considered that these first Phases will incorporate a good range of different dwelling options accordance with Development Plan policies. Later phases will include affordable units and should incorporate more smaller/terraced dwellings.

### *Conclusion*

- 8.32. The proposed mix of house types and density of development are consistent with the approved outline permissions and Design Code parameters. Officers are satisfied that these Phases would create an appropriate selection of housing opportunities to meet the needs of the area and make the best use of the land whilst remaining sympathetic to the character and appearance of the area and delivering the necessary infrastructure.

### Highways and Parking

#### *Policy Context*

- 8.33. Policy SS2 of SNLPP2 requires developments to have a safe and suitable means of access. The approved Northampton West Design Code and the adopted Northamptonshire Parking Standards also apply to this development.

#### *Assessment*

- 8.34. The road layout proposals for these first Phases include a hierarchy of streets which follow the approved Regulating Plan and the Access and Movement Strategy Plan in the Design Code. Two new site access (approved under the outline) will be provided to serve

these Phases; one from New Sandy Lane to the east and one from Port Road to the north. These will connect to a new Primary Street that will run through the northern part of the SUE and will ultimately link through via another Primary Street to the third new site access from Roman Road to the south (which was also approved under the outline and will come forward for the later, southern Phases).

- 8.35. As detailed in Section 6 'Response to Consultation' above the LHA gave detailed advice on a number of changes that needed to be made to the highway layout proposals and the applicants are amending their drawings to address these matters. At the time of writing the Local Highway Authority had been re-consulted on the most recent amended plans and their comments were awaited.
- 8.36. With regard to parking provision these Phases would provide an adequate number of spaces for residents and visitors using a variety of parking solutions in accordance with the approved Northampton West Design Code and the Adopted Northamptonshire Parking Standards SPD. Each dwelling would benefit from off-road parking either on a driveway to the side of the building (majority), or to the front OR within a small parking court. The over-reliance on perpendicular frontage parking shown on the original plans in some areas (see Paragraph 8.18) has been addressed by the applicants. The comments of the LHA are awaited following a re-consultation on the amendments at the time of writing this report.

#### *Conclusion*

- 8.37. Assuming that the LHA have no objections to the latest version of the layout of the roads and parking provision for these Phases the development would not be detrimental to highway safety and it is considered that the proposals accord with the Design Code and the Parking SPD.

#### Open Space and Play Areas

##### *Policy Context*

- 8.38. Policies SS2 of the SNLPP2 and ENV10 of DLPP2 require developments to incorporate suitable landscape treatment. The approved Design Code includes a Section on Landscape Proposals and a Landscape Strategy.

##### *Assessment*

- 8.39. Phases 1A, 1B, 1C, 1D, 1E and 1F will include Dallington Brook Community Park, a significant proportion of the central section of the New Sandy Lane Green Corridor and half of the Dallington Brook Ecological Corridor in accordance with the Design Code.
- 8.40. Located at the heart of the SUE, Dallington Brook Community Park will be the largest and most significant public open space to serve the Northampton West development and will include a Neighbourhood Equipped Area of Play (NEAP), footpath/cycle connections and a substantial amount of amenity space. The proposals are consistent with those of the Design Code and the applicants have added some additional boundary enclosure treatments and litter bins to the NEAP and added some additional benches/seats for the eastern area in response to Officer comments. The proposals are considered to be acceptable and will provide an important amenity for future residents.
- 8.41. Linking up with this Community Park the Dallington Brook Ecological Corridor will also provide a substantial area of public amenity space for recreation and leisure as well as delivering habitats for wildlife and preserving the existing Dallington Brook wildlife

corridor. The proposals are consistent with the Design Code and subject to the comments of the Ecology Officer and bearing in mind the addition of some seats/benches (as requested by Officers) are considered to be acceptable.

- 8.42. To the eastern boundary of the site the proposals include structural green space which is described in the Design Code as the New Sandy Lane Green Corridor. This area incorporates a LAP with play equipment. The applicants have provided a boundary enclosure and additional furniture (seat/bench and litter bin) for the LAP in response to Officer comments and it is considered that these proposals are acceptable.

#### *Conclusion*

- 8.43. Subject to the agreement of the Ecologist the open spaces and play areas for these Phases of the scheme are in line with the Design Code and will provide the necessary facilities for the future community.

### Surface Water Drainage

#### *Policy Context*

- 8.44. LPP1 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 LPP1 requires new developments to have adequate and water supply and wastewater infrastructure. Policy SS2 of the SNLPP2 requires development to be adequately serviced with infrastructure and to consider flood risk.

#### *Assessment*

- 8.45. The outline permission was supported by a Flood Risk Assessment (FRA) and Surface Water Management Strategy; both of which were approved. The submission and approval of a Surface Water Drainage Scheme prior to any built development taking place is required by a condition attached to the outline planning permission. These details have not been provided as part of the current applications but can be dealt with in due course as condition discharge applications. The Surface Water Drainage Team would be consulted on these details and therefore any concerns or comments could be addressed at that stage.

#### *Conclusion*

- 8.46. Whilst details of the Surface Water Drainage scheme for these phases have not been provided (and the SWDT cannot comment) it is noted that this matter can be dealt with by an existing condition of the outline planning permission and any comments or concerns can be addressed at that stage.

### Residential Amenity

#### *Policy Context*

- 8.47. Policy SS2 of the SNLPP2 requires new developments to have good standards of amenity for future occupiers and existing occupiers of neighbouring properties. Policy ENV10 of the DLPP2 requires developments to be designed to protect the amenity of new and existing dwellings.

#### *Assessment*



- 8.48. Aside from the few exceptions set out in Paragraph 8.6 the proposed dwellings are laid out in public facing perimeter blocks with private rear gardens. Each property benefits from its own amenity space and off-road car parking. To preserve privacy the SNC Design Guide requires a minimum separation distance of 18.0m between the back walls/facing windows of dwellings and recommends a minimum garden depth of 9m. The smallest rear gardens are closer to 7m in length (13 Plots out of 430) but the majority have gardens of at least 9m in length. The applicants have made amendments to the proposals to ensure that all Plots have a back-to-back separation distance of at least 18m.
- 8.49. Whilst there are examples of plots which do not strictly accord with the standards set out in the SN Design Guide there are only a few gardens under the 9m minimum.
- 8.50. There are no existing residential dwellings immediately adjacent to these Phases of the development. The closest existing, independent dwelling houses are located along the western edge of New Sandy Lane in New Duston which are at least 60m from the site.

#### *Conclusion*

- 8.51. The proposed development would not result in any loss of light, outlook or privacy for existing neighbours. Although not every plot fully complies with the SN Design Guide on minimum garden lengths it is not considered that these plots are significantly substandard and there are relatively few examples. All plots would have their own private rear garden of more than 7m in length. On this basis Officers are satisfied that the layout ensures that future occupiers would benefit from an acceptable level of residential amenity.

## **9. FINANCIAL CONSIDERATIONS**

- 9.1. CIL is payable at the Daventry Area rate for Applications A and C and at the South Northants Area rate for Application B.

## **10. PLANNING BALANCE AND CONCLUSION**

- 10.1. The principle of this development has already been established by the outline permission and the planning balance in that case obviously came down in favour of granting permission. The proposed development would deliver 430 new homes on a site allocated in the LPP1 for this purpose. This must be afforded significant weight. Considerable weight should also be given to this scheme on the basis that it would also provide key green infrastructure in the form of public amenity space, equipped children's play parks and links to other green spaces in the vicinity.
- 10.2. The details of these residential phases accord with the extant outline planning permission and are largely in line with the parameters agreed in the approved Northampton West Design Guide. The proposals are predominantly in compliance with the Development Plan. The applicants have made many amendments to the proposals to address the concerns of Officers regarding the detailed design, layout, soft landscaping and parking provision and, subject to no objections being received from the Local Highway Authority or the Ecology Officer, it is considered that there would be no sustainable reasons for refusing this application as currently proposed and the benefits of the scheme justify granting permission.

## **11. RECOMMENDATION / CONDITIONS AND REASONS**

- 11.1. The RECOMMENDATION for all three applications:

Application A: WNS/2021/0976/MAR;

Application B: WNS/2021/0994/MAR; and

Application C: WND/2021/0460; is

**DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO GRANT PERMISSION SUBJECT TO:**

**1. CONDITIONS (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY); AND**

**2. ANY COMMENTS OR OBJECTIONS FROM THE LOCAL HIGHWAY AUTHORITY OR THE ECOLOGY OFFICER BEING SATISFACTORILY DEALT WITH;**

**IF THE COMMENTS/OBJECTIONS OF THE LOCAL HIGHWAY AUTHORITY OR ECOLOGY OFFICER ARE NOT SATISFACTORILY RESOLVED BY 11 APRIL 2022 (AND NO EXTENSION OF TIME HAS BEEN AGREED BETWEEN THE PARTIES), DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO REFUSE PERMISSION ON THE FOLLOWING GROUNDS (FINAL WORDING DELEGATED TO ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION):**

- Harm to highway safety and/or;
- Harm to wildlife/biodiversity

**TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS**

**Compliance with 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). The approved plans and details are:

Phasing Plan SM5114-PD-1001 Rev E received 31 January 2022;

Reserved Matters Submission Plan P18-0973-48 Rev A (Phases 1A – 1F) received 28 January 2022;

Site Location Plan P18-0973-29-02A received 21 July 2021;

Proposed Layout Plan P18-0973\_08 Rev U received 28 January 2022;

Boundary Treatments Plan P18-0973\_27 Rev E received 28 January 2022;

Materials Plan P18-0973\_28 Rev G received 28 January 2022;

Back to Back Assessment Plan P18-0973\_50 Rev A received 27 January 2022;

Garden Length Assessment Plan P18-0973\_51 Rev A received 27 January 2022;

Parking Strategy Plan P18-0973\_30 Rev D received 28 January 2022;

Refuse Strategy Plan P18-0973\_31 Rev C received 28 January 2022;

Boundary Details Plan (1 of 2) P18-0973\_32-1 Rev A received 26 January 2022;

Boundary Details Plan (2 of 2) P18-0973\_32-2 Rev G received 26 January 2022;

Building Heights Plan P18-0973\_46 Rev A received 31 January 2022;

Central Neighbourhood House Type Pack P18-0973\_40-1 received 26 January 2022;

Fleetland Neighbourhood House Type Pack P18-0973\_40-2 received 26 January 2022;

Street Scenes - Fleetland P18-0973\_02-1 Rev B received 28 January 2022;  
Street Scenes - Central P18-0973\_02-2 Rev B received 28 January 2022;  
Detailed Public Open Space Landscape Proposals Plan P18-0973\_21 Rev B (1 of 9) received 28 January 2022;  
Detailed Public Open Space Landscape Proposals Plan P18-0973\_21 Rev C (2 of 9) received 28 January 2022;  
Detailed Public Open Space Landscape Proposals Plan P18-0973\_21 Rev D (3 of 9) received 28 January 2022;  
Detailed Public Open Space Landscape Proposals Plan P18-0973\_21 Rev D (4 of 9) received 28 January 2022;  
Detailed Public Open Space Landscape Proposals Plan P18-0973\_21 Rev D (5 of 9) received 28 January 2022;  
Detailed Public Open Space Landscape Proposals Plan P18-0973\_21 Rev C (6 of 9) received 28 January 2022;  
Detailed Public Open Space Landscape Proposals Plan P18-0973\_21 Rev C (7 of 9) received 28 January 2022;  
Detailed Public Open Space Landscape Proposals Plan P18-0973\_21 Rev C (8 of 9) received 28 January 2022;  
Detailed Public Open Space Landscape Proposals Plan P18-0973\_21 Rev B (9 of 9) received 28 January 2022;  
Plot Landscaping Plan SM5114-LS-001 Rev c (1 of 5) received 28 January 2022;  
Plot Landscaping Plan SM5114-LS-002 Rev c (2 of 5) received 28 January 2022;  
Plot Landscaping Plan SM5114-LS-003 Rev c (3 of 5) received 28 January 2022;  
Plot Landscaping Plan SM5114-LS-004 Rev c (4 of 5) received 28 January 2022;  
Plot Landscaping Plan SM5114-LS-005 Rev a (5 of 5) received 28 January 2022;  
Plot Landscaping Specification & Schedule Plan SM5114-LS-006 Rev c received 28 January 2022.

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

### **Materials Samples**

2. Samples of the materials and finishes to be used in the external walls and roofs of the dwellings and buildings shall be made available on site for inspection by the Local Planning Authority prior to the first use of those facing materials. The development shall thereafter be completed in accordance with the materials which have been approved in writing by the Local Planning Authority.

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 SS2 of the South Northamptonshire Local Plan and Policy ENV10 of the Settlements and Countryside Local Plan (Part 2) for Daventry and Government guidance contained within the National Planning Policy Framework.

### **Pumping Station/Sub Station Details**

3. Plans and elevations drawings of the pumping station and sub station, including details of the facing materials, to a scale of not less than 1:100 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of that work. The development shall 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 Local Plan and Policy ENV10 of the Settlements and Countryside Local Plan (Part 2) for Daventry and Government guidance contained within the National Planning Policy Framework.

#### **Levels for Public Open Spaces**

4. No development shall take place on the public open spaces hereby approved until details (to include cross-section drawings) of all finished ground levels in relation to existing and proposed site levels and to the adjacent buildings have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be constructed in accordance with the approved levels.

Reason : In order to safeguard the visual amenities of the area in accordance with advice within Section 12 of the National Planning Policy Framework.

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

#### **Access and Parking**

5. The proposed access, parking and turning facilities shall be provided in accordance with the approved plans before first occupation of the dwellings hereby permitted. The access, parking and turning facilities shall thereafter be retained for use in connection with the development for those purposes only.

Reason : In the interests of highway safety, to ensure the provision of adequate off-street car parking and turning to comply with Policy SS2 of the South Northamptonshire Local Plan and Policy ENV10 of the Settlements and Countryside Local Plan (Part 2) for Daventry and Government guidance in Section 12 of the National Planning Policy Framework.

#### **Boundary Enclosures**

6. The approved boundary enclosures (walls and fences), in respect of those dwellings which are intended to be enclosed/screened, shall be erected prior to the first occupation of those dwellings.

Reason : To ensure the satisfactory appearance of the completed development and to safeguard the privacy and amenities of the occupants of the existing and proposed dwellings in accordance with Policy SS2 of the South Northamptonshire Local Plan and Policy ENV10 of the Settlements and Countryside Local Plan (Part 2) for Daventry and Government guidance contained within the National Planning Policy Framework.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

#### **Meter Boxes**

7. Any electricity or gas supply meter housings to be located on the external elevations of the buildings hereby approved shall be sited on the side or rear elevations of the buildings and shall be coloured to match the facing material against which it will be sited unless otherwise approved in writing by the Local Planning Authority.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Local Plan and Policy ENV10 of the Settlements and Countryside Local Plan (Part 2) for Daventry.

**PD Rights Removed for Means of Enclosure to Fronts**

8. 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) no gate, fence, wall or other means of enclosure shall be erected, constructed or placed in front of the front wall of any dwelling and the highway or the flank wall of a dwelling at the junction of two roads, 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 Local Plan and Policy ENV10 of the Settlements and Countryside Local Plan (Part 2) for Daventry.

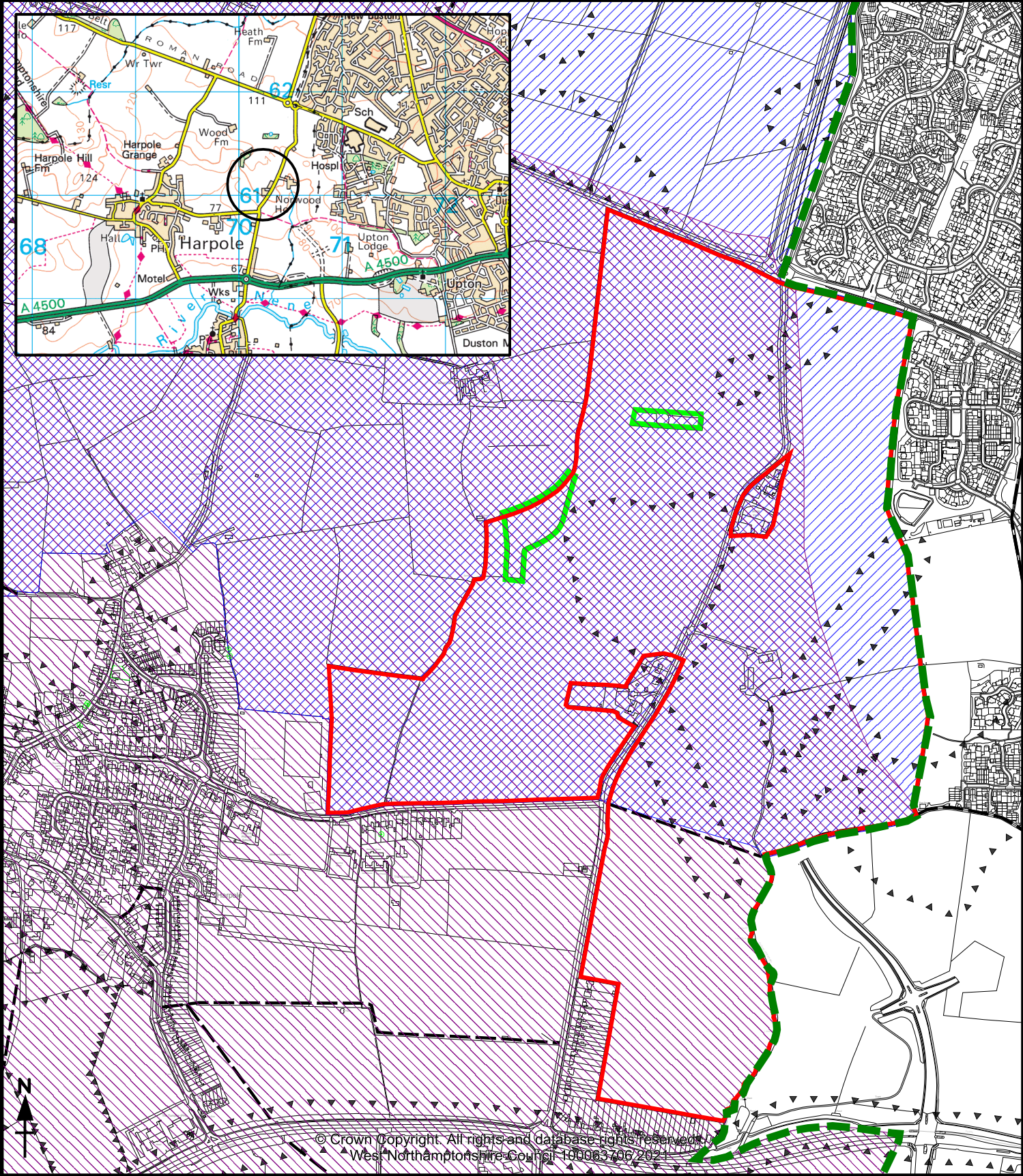
**INFORMATIVES:-**

1. Your attention is drawn to the need to comply with the conditions and the Section 106 Agreement imposed on the joint outline planning permissions S/2017/2270/EIA and DA/2017/0889.

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**Application Number:** WNS/2021/1198/MAR

**Parish:** Harpole CP



Town/Village: Harpole

Site Area: 104.7917

Grid Location: SP7034161136

Map Scale: 1:10000



Harpole Neighbourhood Area



Site of Archaeological Asset



SNC Area Boundary



Special Landscape Area



Tree Preservation  
Woodland  
Single

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**Addendum to the report to the Strategic Planning Committee for 13 December 2021**

**Application Number:** WNS/2021/1198/MAR

**Location:** Land at Norwood Farm Sandy Lane Northampton Harpole

**Proposal:** Reserved matters (scale, layout, appearance and landscaping) for the provision of sports pitches, pavilion, country park, play areas and public open space, in accordance with planning permission ref S/2016/1324/EIA.

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**Applicant:** Barwood Development Securities Ltd

**Agent:** Stantec

**Case Officer:** Suzanne Taylor

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**Ward:** Bugbrooke

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**Reason for Referral:** Affects Sustainable Urban Extension

**Committee Date:** 14/02/2022

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**RECOMMENDATION**

To ratify the previous recommendation to Planning Committee (13.12.2021), that being:

**RECOMMENDATION – DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO GRANT PERMISSION SUBJECT TO:**

**1. RECEIPT OF SATISFACTORY AMENDED PLANS AND**

**2. SUBJECT TO THE CONDITIONS (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)**

**IF SATISFACTORY AMENDED PLANS ARE NOT RECEIVED BY 14 FEBRUARY 2022, DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO REFUSE PERMISSION ON THE FOLLOWING GROUNDS (FINAL WORDING DELEGATED TO ASSISTANT DIRECTOR FOR PLANNING POLICY AND DEVELOPMENT):**

- **Harm to wildlife/biodiversity**
- **Unacceptable infrastructure/amenities to serve development**

**The previous report and written updates to the planning committee is appended to this report.**

1.1 The application was reported to West Northamptonshire Council Strategic Planning Committee on 13 December 2021.

- 1.2 At the Strategic Planning Committee on 13 December 2021 the application was considered by the Committee and it was deferred to enable the developer time to engage with all parties; namely Harpole Parish Council regarding the sports pavilion provision.
- 1.3 Since the deferral of the application a virtual meeting has taken place between the applicants (Barwood), Harpole Parish Council (PC) and Officers to discuss the proposals for the sports pavilion and sports pitches.
- 1.4 In the meeting the PC explained that they would like to explore opportunities to provide a combined sports pavilion building (which would both replace the existing pavilion and provide enough space for the expanded sports facilities and the new residents of Northampton West) in a location between the existing and proposed sports fields. They also wanted to investigate the possibility of providing an all-weather pitch suitable for a variety of sports and not just grass football pitches. The PC would need to work up a plan for their proposals and identify and secure additional funding/grants.
- 1.5 It was acknowledged by all parties that the hybrid planning permission only requires the applicants to provide a new pavilion and two new grass football pitches on land adjacent to Harpole's existing sports field and pavilion as has been proposed as part of the current reserved matter application.
- 1.6 Since the meeting Barwood have written to the PC confirming that they would work together with the PC to try to optimise the delivery of the sports pavilion and pitches between now and the intended delivery date set out in the S106 agreement. Barwood are happy to assist the PC in securing additional funding/grants and note that enhanced facilities are likely to require a further planning application in due course.
- 1.7 Barwood have confirmed that in the event that no further funding comes forward the facilities will be delivered in accordance with this reserved matters application and the S106 obligation with the aspiration that the PC will adopt these facilities.
- 1.8 The PC have provided the following response to Barwood's letter:

*"Further to our video call on 12th January and your letter of 18th January 2022, I can confirm that Harpole Parish Council will withdraw its objections to the current proposals, due to be considered by the WNC Strategic Planning Committee on 14th February 2022, which comply with the approved section 106 agreement.*

*This is on the understanding, and in appreciation of, the offer from Barwood Land to work with the Parish Council to try and optimise the sports provision at the agreed location and to access additional funding/grants to achieve enhanced facilities. We understand that Will Gardner from EDP has been authorised to work with us on the project.*

*Harpole Parish Council is grateful for the opportunity and support to try to create a more beneficial facility, subject to Planning Approval, if it can be achieved within the time constraints detailed in the section 106 agreement. The Council accepts that if these attempts fail to produce an acceptable alternative, the current proposals, which meet the requirements of the s106 agreement, will be delivered as approved."*

Update on Other Matters:

**Height Restriction Barrier to Car Park**

- 1.9 It was requested at the meeting that a height restriction barrier be installed at the entrance to the car park for the sports pavilion. This detail has been added to the Landscaping Plans.

**Enclosures for Play Areas**

- 1.10 There was a query about the proposed boundary enclosures for the play areas. The applicants have confirmed that the smaller play areas for younger children (LAPs) do benefit from metal, ball topped railings and gates. The larger play areas aimed at older children (LEAPs) are enclosed with hedge planting and soft landscaped bunds. Officers are content that no additional fencing is required for these areas.

**Overlapping of Contradictory Landscaping Plans for Reserved Matters:**

- 1.11 This can be dealt with by imposing conditions on this application and on the Norwood Farm Phase 1A reserved matter permission for residential development (ref: WNS/2021/0894/MAR) to ensure that an approved scheme is implemented with consistency for the development.

**Conclusion:**

- 1.12 Following the deferral as requested by members the application is being returned to the Committee for determination in accordance with the recommendation set out above.

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**Application Number:** WNS/2021/1198/MAR

**Location:** Land at Norwood Farm Sandy Lane Northampton Harpole

**Proposal:** Reserved matters (scale, layout, appearance and landscaping) for the provision of sports pitches, pavilion, country park, play areas and public open space, in accordance with planning permission ref S/2016/1324/EIA.

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**Applicant:** Barwood Development Securities Ltd

**Agent:**

**Case Officer:** Suzanne Taylor

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**Ward:** Bugbrooke

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**Reason for Referral:** Affects Sustainable Urban Extension

**Committee Date:** 13/12/2021

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

**RECOMMENDATION: GRANT DELEGATED AUTHORITY TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO GRANT PERMISSION SUBJECT TO CONDITIONS AND SATISFACTORY AMENDED PLANS AND RESOLUTION OF ECOLOGY MATTERS;**

### **Proposal**

Reserved matters (scale, layout, appearance and landscaping) for the provision of sports pitches, pavilion, country park, play areas and public open space, in accordance with planning permission ref S/2016/1324/EIA.

### **Consultations**

No consultees have raised **objections** to the application.

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

- Surface Water Drainage Team (LLFA); Natural England; Economic Development; Building Control

The following consultees have made **comments** on the application:

- Harpole Parish Council; Local Highway Authority; Archaeology; Police CPDA; Sport England; Recreation and Leisure; British Horse Society; Ecology

2 letters of objection have been received and 2 letters of comment 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:

- Principle of Development
- Green Infrastructure and Norwood Farm Design Code
- Ecology Impact

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions and amended plans and satisfactory resolution of ecology matters.

**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 covers approximately 104.77 hectares of predominantly agricultural land, located on the western edge of Northampton's urban area. The site is bisected by Sandy Lane running north/south. The western parcel of the site is bound by Roman Road to the north and Larkhall Lane to the south. The eastern parcel is bound by Berrywood Road to the north and extends to the rear of the residential properties located on Weedon Road (A4500) to the south. The site is characterised by varying topography, but it predominantly slopes from north to south.
- 1.2 Two parcels of land, excluded from the red line application site, are located to the east and west of Sandy Lane, the former containing existing commercial / industrial uses (a plant nursery and reclamation yard) and the latter containing residential development. A group of farm buildings (known as Norwood Farm) are located fairly centrally within the site, to the east of Sandy Lane.
- 1.3 A watercourse rises to the south of Norwood Farm and flows in a southerly direction. Trees and hedgerows characterise the boundaries of the western site parcel, whilst the eastern parcel is bound by the existing community of New Duston and St Crispin. To the north/north east lie areas of modern housing at St Crispin/Berrywood Fields. To the south west of the western parcel of the site lies the village of Harpole.
- 1.4 The boundary between Northampton and South Northamptonshire runs broadly north south through the overall site allocation, defined by Policy N9A of the LPP1. This site lies wholly within the administrative boundary of South Northamptonshire (known as Norwood Farm); the remaining portion of the N9A allocation (known as Upton Lodge) lies within the administrative area of Northampton Borough Council. A portion of the site to the north lies within the site allocation for Northampton West (defined by Policy N4) and a small portion of the site to the west falls outside any allocation and lies within open countryside.

### **2. CONSTRAINTS**

- 2.1. The application site is within:
  - Open countryside;
  - Special Landscape Area;

- 2KM of various Local Wildlife Sites (Nobottle Belt, Oldfield Thicket, Broadgow Spinney, Upton Mill North Lake, Upton Mill Dyke, Bottom Spinney, Camp Lane & Drain, Heath Spinney and Brook, Upton Mill South Lake, Berry Wood, Dallington Brook Grassland, Upton Pasture, Harlestone Firs);
- High, Medium and Low surface water flooding areas;
- Minerals Safeguarding Area buffer zone;
- Largely within Policy N9A designation and small southern portion of Policy N4 designation within the LPP1;

2.2. The following constraints lie within the site:

- Public Rights of way / bridleways cross the site (KP/016 and LB/001)
- Tree preservation order (04/1992) – the existing copse to the north east of Harpole and existing tree belt to the west of Sandy Lane;
- Various archaeological assets across the site (Probable Romano-British Settlement - MNN6119, Possible Prehistoric to Early Middle Saxon Activity - MNN7009, Possible Prehistoric & Romano British Activity - MNN1929, Possible Prehistoric To Early Middle Saxon Activity - MNN2245, Possible Trackway - MNN25153, Possible Iron Age & Romano-British Settlement - MNN7008);

### 3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1. A hybrid planning permission was granted in 2020 for Norwood Farm SUE. This granted full planning permission for the missing section of the Sandy Lane Relief Road within the site and outline permission for up to 1,900 dwellings (with associated infrastructure including local centre, primary school, public open space/Country Park).

3.2. This reserved matter application is now seeking detailed permission for various site wide green infrastructure (GI) including sports pitches, a sports pavilion, play areas (Multi Use Games Area (MUGA), Local Equipped Areas of Play (LEAP) and Local Areas of Play (LAPs)) and public open spaces (including the Country Park).

### 4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
WNS/2021/0894/MAR	Reserved Matters submission relating to phase 1a pursuant to hybrid planning permission S/2016/1324/EIA. RM for phase 1a comprising 439 new homes with associated infrastructure, open space and children's Local Equipped Area of Play, with 15% affordable housing	Under consideration (see elsewhere in this agenda for details)
S/2020/2126/MAR	Approval of reserved matters (scale, layout, appearance and landscaping) for provision of site-wide road, surface water and foul water drainage infrastructure and associated landscaped open space. pursuant to S/2016/1324/EIA. The Hybrid application was accompanied by Environmental Statement	APPROVED
S/2016/1324/EIA	Hybrid planning application seeking both full and outline planning permission for:	APPROVED

	<p>Part A: Outline planning permission for a sustainable urban extension comprising: Up to 1,900 dwellings (use class C3); Public open space and children's play areas; Landscape areas, new landscape planting and hydrological attenuation features and sustainable drainage systems; Primary school (use class D1); and Mixed use local centre which may include residential (use class C3), retail (use classes A1, A2, A3, A4 and A5), and health and community facilities (use class D1).</p> <p>Part B: Full planning permission for: Demolition of any on site buildings or structures; and Routing of Sandy Lane Relief Road and associated vehicular access points.</p> <p>Application is accompanied by an Environmental Impact Assessment.</p>	
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## 5. RELEVANT PLANNING POLICY AND GUIDANCE

### Statutory Duty

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

### Development Plan

- 5.2. 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 15<sup>th</sup> 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)

- 5.3. The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S3 – Scale and Distribution of development
- S4 – Northampton Related Development Area
- S5 – Sustainable Urban Extensions
- S6 – Monitoring and Review
- S7 – Provision of Jobs
- S8 – Distribution of Jobs
- S10 – Sustainable Development Principles
- S11 – Low Carbon and Renewable Energy
- C1 – Changing Behaviour and Modal Shift



- C2 – New Developments
- C3 – Strategic Connections
- C5 – Enhancing Local and Neighbourhood connections
- R1 – Spatial Strategy for Rural Areas
- RC2 – Community Needs
- H1 – Housing Density and Mix and Type of Dwellings
- H2 – Affordable Housing
- H4 – Sustainable Housing
- BN1 – Green Infrastructure Connections
- BN2 – Biodiversity
- BN3 – Woodland Enhancement
- BN5 – The Historic Environment and Landscape
- BN7a – Water Supply, Quality and Waste Water
- BN7 – Flood Risk
- BN8 – The River Nene Strategic River Corridor
- BN9 – Planning for Pollution Control
- BN10 – Ground Stability
- INF1 – Approach to Infrastructure Delivery
- INF2 – Contributions to Infrastructure requirements
- N4 – Northampton West Sustainable Urban Extension
- N9A – Northampton Norwood Farm/Upton Lodge Sustainable Urban Extension

#### South Northamptonshire Local Plan (Part 2) (LPP2)

5.4. The relevant policies of the LPP2 are:

- SS1 – The Settlement Hierarchy
- SS2 – General development and design principles
- LH1 – Residential development inside and outside settlement confines
- LH8 – Affordable Housing
- LH10 – Housing Mix and Type
- EMP3 – New Employment development
- SDP2 – Health facilities and wellbeing
- INF1 – Infrastructure delivery and funding
- INF2 – Community facilities
- INF3 – Education facilities
- INF4 – Electric vehicle charging points
- GS1 – Open space, sport and recreation
- GS2 – Local green spaces
- HE1 – Significance of heritage assets
- HE2 – Scheduled ancient monuments and archaeology
- HE5 – Listed Buildings
- HE6 – Conservation Areas
- HE7 – Non designated heritage assets
- NE2 – Special landscape areas
- NE3 – Green infrastructure corridors
- NE4 – Trees, woodlands and hedgerows
- NE5 – Biodiversity and geodiversity
- NE6 – SSSI and protected species

#### Harpole Neighbourhood Plan (NHP)

5.5. The relevant policies of the (NHP) are:

- Policy H2 – Integrated tenures;
- Policy H3 – Design Principles;
- H6 – Green Wedges;
- H9 – Green Infrastructure and Biodiversity;
- H10 – Protecting and Enhancing Local Landscape Character in Harpole Parish;
- Policy H11 – Traffic Management and Transport Improvements;
- H12 – Footpaths/cycleways/connectivity.

## Material Considerations

5.6. Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- EU Habitats Directive
- Natural Environment and Rural Communities Act 2006
- Conservation of Habitats and Species Regulations 2017
- Circular 06/2005 (Biodiversity and Geological Conservation)
- Human Rights Act 1998 (“HRA”)
- Equalities Act 2010 (“EA”)
- Approved Norwood Farm Design Code
- SNC Design Guide
- Nortoft Study: Planning for the Future of Open Space, Sport and Recreation in West Northamptonshire
- Strategic Development Framework (SDF) - Strategic Development Framework – a document produced as a technical guide/evidence base to inform the master planning process and as a tool to guide and co-ordinate future development in West Northamptonshire. It does not constitute planning policy, but it is consistent with and amplifies the LPP1 strategic policy framework of providing a ‘plan-led’ approach to guide development of the SUE’s.

## 6. RESPONSE TO CONSULTATION

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, via the online Planning Register.

Consultee Name	Comment
Harpole Parish Council	<b>Comments</b> Concern about implications of proposals for matched funding of sports facilities. LEMP details are to their satisfaction.
Local Highway Authority	<b>Comments</b> KP16 is a bridleway and the width should be 6.2m along its length. Recommend the imposition of a condition to require details of any works/diversions and standard informatives to draw the applicant’s attention to their responsibilities.
Surface Water Drainage Team	<b>No comments</b>
Natural England	<b>No objections</b>
Northants and Beds Wildlife Trust	<b>No comments received to date</b>

Archaeology	<p><b>Comments</b> Other than a lack of clarity about the comprehensiveness of the investigations due to smaller areas being dealt with by way of individual WSIs the proposed investigations are acceptable. Recommend archaeological mitigation is programmed ahead of any development to avoid delays later in the implementation.</p>
Northamptonshire Police Crime Prevention Design Advisor	<p><b>Comments</b> Detailed questions are asked about monitoring of CCTV, provision and monitoring of intruder alarms, use of security standard window and doors, use of security shutters, hidden windows. (<i>Officer Note: The initial submission was missing the Changing Pavilion Design Statement which contains additional information on security and addresses these issues</i>).</p> <p>Recommends that play areas should be kept separate from housing (e.g. by a road).</p>
Sport England	<p><b>Comments</b> Observe that the submitted details should align with the S106 and Condition 4 of S/2016/1324/EIA: sports pavilion (four team changing room including showers, toilets, clothes hooks and changing benches, referees/officials changing room, office, kitchen, first aid room, plant/caretakers room, externally accessible storage, separate entrance/exist for players with heavy duty matting, lockers, CCTV and security lighting with a minimum gross internal floor area of 245); one senior football pitch (approximately 116x76 yards with 3yards space surround the marked out pitch); and one junior football pitch (approximately 86 yards x 56 yards with 3 yards of space surrounding the marked out pitch) in accordance with Sport England Guidance.</p> <p>Sport England consulted the Football Foundation (responding on behalf of the FA) in relation to the proposals who provided detailed and specific recommendations about the pavilion design, the design, construction, assessment and maintenance of natural turf pitches, pitch sizes and run-off areas, community use.</p> <p>Other Comments</p> <p>If the new facility is to be utilised by Harpole FC then consideration needs to be given to the following:</p> <ul style="list-style-type: none"> <li>• Access to/from the existing club site through the existing hedge line. This doesn't seem to have been considered in these plans?</li> <li>• What impact will the new pavilion have on the existing club pavilion?</li> </ul> <p>The Football Foundation, on behalf of The FA, is supportive of this project subject to the applicant considering these recommendations and providing feedback.</p> <p>In reviewing the submitted details and taking account of the Football Foundation comments, Sport England make the following observations:</p> <ul style="list-style-type: none"> <li>- The adult football pitch dimension are in accordance</li> </ul>

	<p>with Sport England Comparative Sizes of Sports Pitches &amp; Courts (Outdoor) 2015 guidance. However, the u13/14 junior pitch dimensions are 76.46 x 49.16m which were the minimum dimension for a the pitch within the previous Sport England Pitch Guidance (2011). It should be noted that the FA no longer have a minimum pitch dimension and Sport England's recommended pitch dimension is 88x56m for an u13/14 pitch, it is therefore recommended that the dimensions should be altered as such.</p> <ul style="list-style-type: none"> <li>- Clarity is sought as to the pitch construction details and timetable for construction, which should be in accordance with Sport England's Natural Turf for Sports Design Guidance Note.</li> <li>- The entrance to the changing rooms dissects the changing rooms and its associated showers, which is not aligned with Sport England's Clubhouse Design Guidance. It is therefore recommended that the entrance location is altered in line with their guidance.</li> </ul>
Recreation and Leisure	<p><b>Comments</b> Recommends detailed specifications for the Sports Pavilion (<i>Officer Note: the building size and features are already set out and agreed in the S106 for the outline permission S/2016/1324/EIA</i>)</p> <p>Recommend the sport pitches are constructed in accordance with Sport England guidance</p>
The British Horse Society	<p><b>Comments</b> Bridleway KP16 does not appear to be annotated on the site drawings. In addition, the path to the east of the development site that is used by equestrians, cyclists and pedestrians (OSGR SP70786178 to OSGR SP70786082) for which agreement was made in 2000-2003 for a bridleway to be created is annotated on the map as open space. Seeks written assurance that (a) KP16 will be protected and that surface and dimensions will be fit for the primary intended users, horse riders, as per BHS guidance (link below) and (b) that the path to the east annotated as open space will be inclusive of horse riders, preferably dedicated as Public Bridleway again with appropriate surface and dimensions.</p>
The Ramblers	<p><b>No comments received to date</b></p>
Ecology	<p><b>Comments</b> Observes that the Environmental Statement details a number of measures to restore, maintain and enhance the retained habitats and measures to establish and maintain new habitats of long-term ecological value within the development's open spaces.</p> <p>Whilst some of these have been detailed within the LEMPs and Landscape Detailed Design drawings submitted, there are a number that have not:</p> <ol style="list-style-type: none"> <li>1. No details of how the on site pond will be restored and managed;</li> <li>2. Creation of additional ponds. There are SUDs features within the landscape detailed design but no specific standalone wildlife ponds to complement the retained on-site pond. These could be accommodated within the open space;</li> </ol>

	<p>3. Management of the existing retained woodland is not detailed, in particular around diversity of structure and age class, removal of non-natives e.g. snowberry and restrictions to public access;</p> <p>Other comments/recommendations:</p> <p>There needs to be clarity on whether the existing pond in the SW corner will be retained;</p> <p>Details need to be provided regarding the management of grassland for ground nesting birds;</p> <p>What measures are to be used to reduce disturbance to wildlife (e.g. in ponds/grassland) by users of the open space and their dogs;</p> <p>Details of how scrub encroachment is to be managed/controlled;</p> <p>Grassland meadow mix should be more site specific and utilise species of local provenance;</p> <p>Hornbeam, Beech, Sweet Chestnut and <i>Morus nigra</i> should not be used in woodland planting as they are not generally found in West Northants;</p> <p>Elder and Hornbeam are not suitable for hedgerow planting and should be suitably substituted;</p> <p><i>Alnus glutinosa</i>, <i>Tilia cordata</i>, <i>Prunus padas</i> and <i>Acer platanoides</i> are indicated for planting in and around the retained habitats or the habitats buffering these that are due to serve as biodiversity enhancements. Recommend alternative native species are substituted here and <i>Alnus</i> only planted in and around wetland areas.</p> <p>More clarification of measures relating to badgers are required;</p> <p>Recommends that the development utilises the Great Crested Newts District Licensing Scheme;</p> <p>Recommends that the LEMPs and Landscape Detailed Design drawings need updating to ensure the above are addressed.</p>
Arboriculture	<b>No comments received to date</b>
Economic Development	<b>No objections</b>
Building Control	<b>No objections</b>

## 7. RESPONSE TO PUBLICITY

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

7.1. There have been 2 **objections** raising the following comments (relevant planning matters paraphrased):

- Additional buffer planting should be provided to the southern boundary with Sandy Lane and South View (*Officer Note: comments appears to be directed more towards WNS/2021/0894/MAR – Phase 1A residential for 439 dwellings*);

There have also been 2 responses received to date making the following comments:

- Bridleway KP16 is not recognised on the Site Location Plan;
- Welcome the provision of sports facilities but would like to see these better reflect local needs and request improved netball facilities;

## 8. APPRAISAL

### Principle of Development

#### *Policy Context*

8.1. This application is a detailed reserved matters proposal and the principle of the development has already been approved under hybrid planning permission S/2016/1324/EIA in June 2020. The majority of the site lies within land allocated for development within the LPP1 under Policy N9A (Norwood Farm/Upton Lodge), with a smaller portion of the site to the north falling within the N4 (Northampton West) SUE allocation and a small portion of the site to the west falling outside of any allocation, within open countryside. The approved Norwood Farm Design Code also sets out agreed parameters for the development.

#### *Assessment*

8.2. This application can only examine the detailed matters submitted and the principle cannot be reassessed here.

#### *Conclusion*

8.3. Hybrid planning permission has recently, 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 at this time.

### Green Infrastructure and the Norwood Farm Design Code

#### *Policy*

8.4. Policy NE4 of the LPP2 seeks to integrate existing trees, woodland and hedges into development where appropriate and seeks to resist the loss of ancient woodland, important, aged, veteran or protected trees. Where loss is unavoidable replacement planting will be required using native species where possible.

- 8.5. Policy SS2 of the LPP2 requires developments to incorporate suitable landscaping treatment. The approved Norwood Farm Design Code includes a Section on Green Infrastructure (GI) containing Landscape and Play Strategies.

*Assessment*

- 8.6. This application seeks detailed permission for 'strategic' GI that will serve the entire SUE and the wider community and includes public open spaces, the Country Park, sports pitches, a sports pavilion and play parks for the Norwood Farm SUE (NB. Details of green spaces and parks that will form part of the P1A residential phase will be dealt with as part of that reserved matters application which can be seen elsewhere in this agenda under ref: WNS/2021/0894/MAR).
- 8.7. **Public Open Spaces and Country Park** – The hybrid permission was granted subject to the provision of informal open space and a Country Park. The S106 agreement for this permission requires these facilities to be provided and the approved Land Use Parameter plan identifies the extent and location of the Country Park and public open space. The Landscape Strategy within the Design Code accords with this plan in identifying the location and extent of these spaces within the SUE. The only matters that are under consideration at this stage therefore are the detailed planting proposals, hard surfacing details (i.e. for footpaths), connections and the provision of furniture (benches and bins etc).
- 8.8. A more detailed Open Space and Play Strategy Plan has been submitted in support of this application and it aligns with the previously approved drawings. Amended plans are expected which address the Ecologist's comments on the use of particular plant species and an update will be provided.
- 8.9. **Sports Pitches and Sports Pavilion** - The hybrid permission includes provision of sports pitches and a pavilion and the details of what must be delivered are outlined in the S106 agreement. The Landscape Strategy within the Design Code adds another layer of detail to how this will be brought forward. The proposed pavilion and pitches accord with the details in the S106 agreement in respect of the size and type of facilities. This application is therefore only considering the detailed siting and the layout and external appearance of the pavilion.
- 8.10. The proposed pavilion complies with the requirements of the S106. In other words it provides: 4 No. unisex changing rooms, official's changing room, office, male/female accessible toilets, club room, kitchen, first aid room, plant/caretakers room, externally accessible storage, separate entrance for players, lockers, CCTV and security lighting in a building with a minimum gross internal floor area of 245sqm. This is subject to a costs cap of £550,000. Sport England/Football Foundation have requested some amendments to the detailed layout and Harpole Parish Council have requested a meeting to discuss the design/layout with the applicants. The applicants are preparing some amended proposals and an update will be provided.
- 8.11. **LEAPS, LAPS and MUGA (Play Provision)** – The hybrid permission requires that at least 4 LAPS, 2 LEAPS and 1 MUGA are delivered for the SUE in accordance with the S106 agreement. The Play Strategy within the Design Code identifies potential locations for 4 LEAPS and the MUGA with 2 LEAPS and the MUGA lying outside of any of the proposed residential phases. The Open Space and Play Strategy Plan submitted in support of this application identifies 1 No. MUGA, 4 No. LEAPS and 4 No. LAPS and two of the LEAPS lie within residential phases to be delivered when these come forward; (NB. One LEAP is contained within the Phase 1A application which can be seen elsewhere in this agenda under ref: WNS/2021/0894/MAR).

- 8.12. The play equipment and locations of the parks is considered to be acceptable but there is a lack of picnic benches and bench seating for some areas. The applicants are amending the plans accordingly and an update will be given.

*Conclusion*

- 8.13. Assuming that the amended proposals satisfactorily address the matters raised by officers it is considered that the development would accord with the approved plans, S106 agreement, Design Code and the Development Plan policies and should be approved.

Ecology Impact

*Legislative context*

- 8.14. The Conservation of Habitats and Species Regulations 2017 provide for the designation and protection of 'European sites' and 'European protected species' (EPS). Under the Regulations, competent authorities such as the Council have a general duty to have regard to the EC Habitats Directive and Wild Birds Directive.
- 8.15. In terms of EPS, the Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in the Regulations, or pick, collect, cut, uproot, destroy, or trade in the plants listed therein. However, these actions can be made lawful through the granting of licenses by the appropriate authorities by meeting the requirements of 3 strict legal derogation tests:
- a. Is the development needed to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment?
  - b. That there is no satisfactory alternative.
  - c. That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

*Policy Context*

- 8.16. Paragraph 174 of the NPPF states that Planning policies and decisions should contribute to and enhance the natural and local environment by (amongst others): a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and d) minimising impacts on and providing net gains for biodiversity.
- 8.17. Paragraph 185 of the NPPF states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should (amongst others) limit the impact of light pollution from artificial light on nature conservation.
- 8.18. National Planning Practice Guidance (PPG) states that Local Planning Authorities should only require ecological surveys where clearly justified, for example if there is a reasonable likelihood of a protected species being present and affected by development. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity.



- 8.19. Policy NE3 of the LPP2 seeks to conserve and wherever possible enhance green infrastructure. Policy NE4 seeks to protect and integrate existing trees and hedgerows wherever possible and requires new planting schemes to use native or similar species and varieties to maximise benefits to the local landscape and wildlife. Policy NE5 requires that proposals aim to conserve and enhance biodiversity and geodiversity in order to provide measurable net gains. Development proposals will not be permitted where they would result in significant harm to biodiversity or geodiversity, including protected species and sites of international, national and local significance, ancient woodland, and species and habitats of principal importance identified in the United Kingdom Post-2010 Biodiversity Framework.
- 8.20. Policy BN2 of the LPP1 2014 states that development that will maintain and enhance existing designations and assets or deliver a net gain in biodiversity will be supported. Development that has the potential to harm sites of ecological importance will be subject to an ecological assessment and required to demonstrate: 1) the methods used to conserve biodiversity in its design and construction and operation 2) how habitat conservation, enhancement and creation can be achieved through linking habitats 3) how designated sites, protected species and priority habitats will be safeguarded. In cases where it can be shown that there is no reasonable alternative to development that is likely to prejudice the integrity of an existing wildlife site or protected habitat appropriate mitigation measures including compensation will be expected in proportion to the asset that will be lost. Where mitigation or compensation cannot be agreed with the relevant authority development will not be permitted.

#### *Assessment*

- 8.21. The above legislation and policies were taken into account when approving the hybrid permission but the application is accompanied by further detailed Landscape Environmental Management Plans (LEMPs) and planting schedules for the site wide GI. The Ecology Officer has made a number of specific recommendations regarding the submitted LEMPs and planting plans. As mentioned above, the applicants are preparing amended plans which take account of the comments raised and an update will be provided.

#### *Conclusion*

- 8.22. Assuming that the recommendations of the Ecology Officer are adequately addressed Officers are satisfied, in the absence of any objection from Natural England, and subject to conditions, that the welfare of any EPS found to be present at the site and surrounding land will continue and be safeguarded notwithstanding the proposed development and that the Council's statutory obligations in relation to protected species and habitats under the Conservation of Habitats & Species Regulations 2017, have been met and discharged.

## **9. FINANCIAL CONSIDERATIONS**

- 9.1. The CIL is a set charge that must be paid if planning permission is granted for a new house (or houses) or for a home extension or retail development of over 100 sqm. The CIL helps to fund a range of infrastructure that is needed as a result of new development (e.g. road schemes, schools and community facilities). Reliefs and exemptions are available.
- 9.2. Whilst this reserved matters application does not involve the construction of any dwellings or shops and will therefore not result in any CIL payments the hybrid development is liable to pay the CIL as set out in the South Northamptonshire Council Charging Schedule.

## **10. PLANNING BALANCE AND CONCLUSION**

10.1. The principle of this development has already been established as part of the hybrid permission and the planning balance in that case obviously came down in favour of granting permission. The applicants still need to provide some amended and additional details to Officers regarding benches and seating, the sports pavilion and planting/ecology matters but assuming these matters can be addressed to the satisfaction of Officers it is considered that the proposals would accord with the extant hybrid planning permission, Norwood Farm Design Code and the Development Plan.

## **11. RECOMMENDATION / CONDITIONS AND REASONS**

**RECOMMENDATION – DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND ECONOMY TO GRANT PERMISSION SUBJECT TO:**

- 1. RECEIPT OF SATISFACTORY AMENDED PLANS AND**
- 2. SUBJECT TO THE CONDITIONS (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)**

**IF SATISFACTORY AMENDED PLANS ARE NOT RECEIVED BY 14 FEBRUARY 2022, DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND ECONOMY TO REFUSE PERMISSION ON THE FOLLOWING GROUNDS (FINAL WORDING DELEGATED TO ASSISTANT DIRECTOR FOR PLANNING POLICY AND DEVELOPMENT):**

- **Harm to wildlife/biodiversity**
- **Unacceptable infrastructure/amenities to serve development**

### CONDITIONS

To be provided as an update.

Application Details:	Item No.
<p>Case Officer: Suzanne Taylor</p> <p>Presenting Officer (if different)</p> <p>Parish Harpole</p> <p>Application No: WNS/2021/1198/MAR</p> <p>Development description: Reserved matters (scale, layout, appearance and landscaping) for the provision of sports pitches, pavilion, country park, play areas and public open space, in accordance with planning permission ref S/2016/1324/EIA.</p> <p>Location: Land at Norwood Farm Sandy Lane Northampton Harpole</p>	<h1>6</h1>

### Third Party Responses

1 further letter has been received **objecting** on the following grounds (relevant planning matters paraphrased):

- Duston and Upton Parish Councils were not consulted on this application;

*[Officer Note: As the application only concerns Green Infrastructure within the site which has already been approved in principle under the hybrid permission and the proposals accord with the approved Norwood Farm Design Code it was not considered necessary to consult with Parishes outside of the application site.]*

### Updated Officer Comments

Originally it was believed the details of green spaces and parks that will form part of the P1A residential phase would be dealt with as part of that reserved matters application which can be seen elsewhere in this agenda under ref: WNS/2021/0894/MAR but there appears to be an overlap in the landscaping schemes submitted for both applications which are inconsistent. The applicants have been asked to confirm under which application and which landscaping plans should the landscaping be considered. The comments of the Ecology officer must be taken into account.

**Public Open Spaces and Country Park** – Amended plans have been received which appear to address the recommendations and concerns of the Ecology

Officer. A response is yet to be received from the Ecologist about whether the amendments are satisfactory.

**Sports Pitches and Sports Pavilion** – Amended plans have been provided which seek to address the comments and concerns of consultees. Officers are satisfied that the amendments which improve the activity and surveillance of the road/car park facing frontage and the proposal for a connection between the Sport Pavilion/proposed pitches and the existing Harpole Playing Fields are acceptable. Comments are still awaited from Harpole Parish Council and Sport England about the amendments.

The applicants have given a summary of the design changes made to the Sports Pavilion following the comments of Sports England, The Football Foundation and the Local Planning Authority:

*Changing rooms (and shower areas)*

- The changing rooms are least 18m<sup>2</sup> (for football in the National League System) of usable changing space (not including wc's, shower and entrance lobby area);
- The revised design now provides four individual shower cubicles and associated dry-off area in a self-contained per changing room location; and
- The overall layout and entrance to the changing rooms now does not dissect the changing rooms and its associated showers. The revised design now aligns with Sport England's Clubhouse Design Guidance.

*Spectator WCs*

- The revised layout now provides extra spectator wc's within the building accessed internally near the main entrance and are unisex, other wc's are provided off the main corridor but separate from the changing rooms as per the example provided by SE; and

*Officials Changing*

- This has now been reconfigured and a lobby door arrangement has now been provided so there is no direct line of sight into the changing area now.

*General Storage*

- Extra small internal store areas have also been provided in the revised layout.

*Kitchen*

- A serving hatch from the kitchen has now been added to the layout.

*First Aid Room*

- First Aid room has now been relocated adjacent to the changing rooms (also serving as physio room for players).

### *Office*

- The office has been relocated to have better natural surveillance over the entrance and service area, whilst making the south-east elevation more 'active' and attractive.

**LEAPS, LAPS and MUGA (Play Provision)** – Amended plans have been provided which increase the number of seats and picnic benches to be installed in and around the play parks. Officers are satisfied with the amended proposals.

### Draft Conditions

## TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

### **Compliance with 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). The approved plans and details are:

Ecological Features Plan edp2561\_d079 B received 02 August 2021;  
Illustrative Landscape Management Plan edp2561\_d080 B received 02 August 2021;  
Landscape Detailed Design – Relief Road and Attenuation edp2561\_d082 J received 06 December 2021;  
Landscape Detailed Design – Pavilion and Field edp2561\_d084 H received 06 December 2021;  
Landscape Detailed Design – Public Open Space edp2561\_d085 J received 06 December 2021;  
Landscape Detailed Design – Play Areas edp2561\_d086 B received 06 December 2021;  
Reserved Matters Application Extent of the Land edp2561\_d087 A received 02 August 2021;  
Open Space and Play Strategy edp2561\_d088 B received 06 December 2021;  
Changing Pavilion Design Statement edp2561\_r020 C received 06 December 2021;  
Landscape and Ecology Management Plan – Sport Pitches edp2561\_r021 E received 06 December 2021;  
Landscape and Ecology Management Plan – Public Open Space edp2561\_r022 E received 06 December 2021;  
Statement of Conformity to Design Principles edp2561\_r023 G received 06 December 2021;  
Sports Pavilion Drawing edp2561\_sk005 F received 06 December 2021;

Written Scheme of Investigation – Buffer and Open Space ENN110080 V2 received 02 August 2021;  
Written Scheme of Investigation – Infrastructure and Attenuation ENN110080 V2 received 02 August 2021;  
Written Scheme of Investigation – Site Wide Open Space ENN110080 V2 received 02 August 2021.

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**

### **Schedule of Materials**

2. A schedule of materials and finishes to be used in the external walls and roof of the Sport Pavilion shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. 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 Policies SS2 of the South Northamptonshire Local Plan Part 2.

### **Public Right of Way**

3. Prior to the commencement of works affecting any existing public right of way full details of any enhancement, improvement, diversion or closure shall be submitted to and gain the approval of the local planning authority. Works to any public right of way shall be carried out in accordance with the approved details.

Reason: To ensure that the public right of way remains open and useable for the public.

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

### **Connection to Harpole Playing Fields**

4. The proposed pedestrian/maintenance connection between the proposed Sport Pavilion and Sports Pitches and the existing sports facilities at

Harpole Playing Fields shall be provided prior to the first use of the building or pitches in accordance with the approved plans.

Reason : To facilitate and enhance the use and maintenance of the new and existing sport facilities by the local community in accordance with Policies SS2 and INF2 of the South Northamptonshire Local Plan Part 2.

### **Insulation of Plant and Machinery**

5. THIS CONDITION TO BE CONFIRMED/AGREED WITH ENVIRONMENTAL PROTECTION:

A scheme for the suitable treatment of all plant and machinery for the Sport Pavilion against the transmission of sound and/or vibration shall be submitted to and approved in writing by the Local Planning Authority and the measures implemented in accordance with the approved scheme at all times whilst the building is in use for the purposes hereby permitted.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with Policy SS2 of the South Northamptonshire Local Plan.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

### **Sound Amplifying Equipment**

6. CONDITION TO BE CONFIRMED/AGREED WITH ENVIRONMENTAL PROTECTION:

No sound-amplifying equipment shall be installed or operated at the Sport Pavilion without the prior written consent of the Local Planning Authority.

Reason : To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with Policy SS2 of the South Northamptonshire Local Plan.

### **Hours of Operation**

7. CONDITION TO BE CONFIRMED/AGREED WITH ENVIRONMENTAL PROTECTION:

The operational use of the premises shall be restricted to the following times unless otherwise agreed in writing by the Local Planning Authority (to be confirmed with Environmental Protection):-

Sundays - Thursday : 8.00 a.m. to 10.00 p.m.

Fridays and Saturdays : 8.00 a.m. to 12.00 midnight.

Days before a Public Holiday: 08:00 a.m. to 12:00 midnight.

Reason : To protect the amenities of nearby residents and to comply with Policy SS2 of the South Northamptonshire Local Plan.

## INFORMATIVES

1. Your attention is drawn to the need to comply with the Section 106 Agreement and conditions imposed on the hybrid planning permission S/2016/1324/EIA.
2. The applicant's attention is drawn to the presence of a public right of way crossing the site. The Local Highway Authority make the following comments:

"Please ensure that the applicant is made fully aware of their responsibilities in respect of Public Bridleway KP16... which crosses the proposed development site as follows:

With respect to construction works to be carried out in close proximity to and using Public Rights of Way as access, please note the following standard requirements:-

- The routes must be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way at all times, it is an offence to obstruct the highway under Section 137 HA 1980.
- There must be no interference or damage to the surface of the right of way as a result of the construction. Any damage to the surface of the path must be made good by the applicant, specifications for any repair or surfacing work must be approved by the Area Rights of Way Officer, (as per Section 131 HA1980).
- If as a result of the development, i.e. the safety of the public cannot be guaranteed, the Right of Way needs to be closed, and a Temporary Traffic Regulation Order would become necessary. An Application form for such an order is available from West Northamptonshire Council website, a fee is payable for this service and a period of six weeks' notice period is required. Please contact the highway authority at:- [dfemap.NCC@westnorthants.gov.uk](mailto:dfemap.NCC@westnorthants.gov.uk)

[www.northamptonshire.gov.uk/en/councilservices/transport/row/legal/pages/temptros.aspx](http://www.northamptonshire.gov.uk/en/councilservices/transport/row/legal/pages/temptros.aspx)

- Any new path furniture such as a gate can only be authorised if needed for the ingress or egress of livestock (Section 147 Highways Act 1980) and needs to be approved in advance with the Area Rights of Way Officer, standard examples can be provided.



- Please do not rely on the position of features on site for an accurate position of the public rights of way. This must be taken only from the Current Definitive Map and Statement .

Diversion Orders; [defmap.NCC@westnorthants.gov.uk](mailto:defmap.NCC@westnorthants.gov.uk)

Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and / or a Public Right of Way:

1. No works affecting any existing public right of way may commence without the express written permission of the local highway authority's Rights of Way or Definitive Map Teams.
2. The developer is reminded to apply to the local planning authority for any proposed permanent diversion of a right of way under Section 257 of the Town and Country Planning act 1990 required to facilitate the development of WNS/2021/1031/FUL The alternative route for such a diversion must be agreed with the local highway authority's Area Rights of Way Officer and be available for public use prior to the closure of any existing route.

West Northamptonshire Council is available and preferably required for the involvement, guidance and consultation at all stages of the diversion orders as necessary.

This response is without prejudice to any Public Right of Way which may exist across the site but whose presence is not recorded on the Council's Definitive Map and Statement (2016).

Note Section 257 of TCPA 1990 only applies to PROW as follows; FP's BW's and Restricted Byways. LPA's cannot divert or stop up BOATS; this can only be done at a magistrates court."

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 s. 257. 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.

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.

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.

Application Details:	Item No.
<p>Case Officer: Rebecca Grant</p> <p>Presenting Officer (if different)</p> <p>Parish: Overstone</p> <p>Application No: WND/2021/0172</p> <p>Development description: Reserved matters application (access, appearance, landscaping, layout and scale) for 350 dwellings (Zone 10) pursuant to outline approval DA/2013/0850 and approval of Condition 26 (noise) and Condition 37 (travel plan)</p> <p>Location: Land To East of A43 - Southern Parcel, Overstone Lane, Overstone, Northamptonshire</p>	<h1>7</h1>

### Relevant Planning Policy and Guidance Update

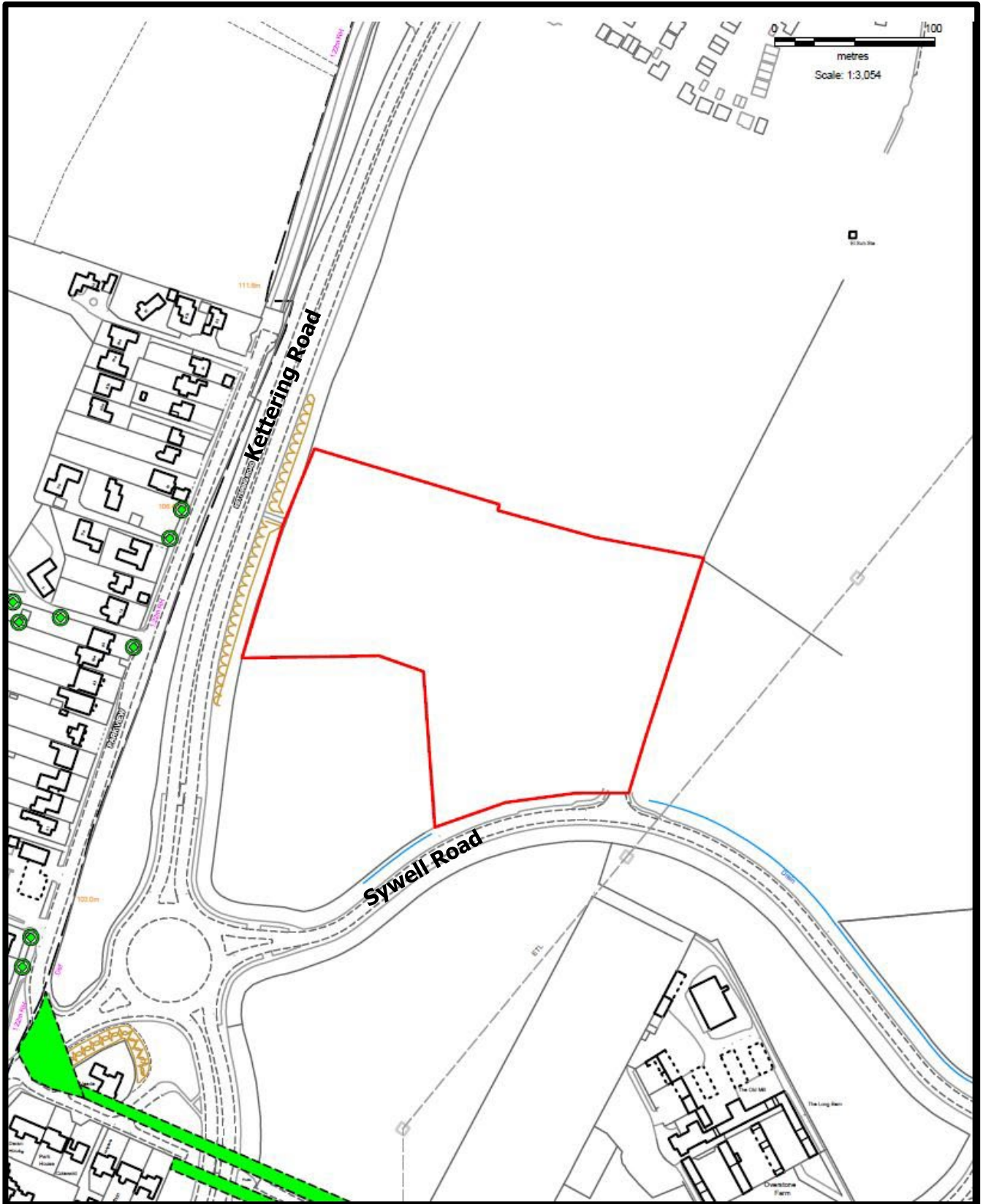
Reference is made in this section of the report to the Overstone Neighbourhood Plan. At the time of drafting the report it had not been 'made'. Following a majority vote in favour at the referendums held on 2 December 2021, West Northamptonshire Council formally made the Overstone Neighbourhood Plan on 3 December 2021 in accordance with the decisions at Cabinet on 12 October 2021. The plan now forms part of the Statutory Development Plan.

The implications of this do not change the determination of the application as this is an allocated site.

### Noise

An updated noise report has been submitted. Additional noise has been identified during the monitoring from the industrial estate to the south and as such

**Ward: Moulton**



Town/Village: Overstone

Site Area: 3.18 ha

Grid Location: SP 266753 479595

Map Scale: 1:3054

— Site

- - - Parish



TPO Tree



TPO Group

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**Application Number:** WND/2021/0870

**Location:** Overstone Leys, Overstone Lane, Overstone

**Proposal:** Reserved matters application (access, appearance, landscaping, layout and scale) for 123 dwellings within Zone 5 pursuant to outline approval DA/2013/0850 and approval of Condition 14 (finished floor levels), Condition 15 (soft landscaping), Condition 18 (Foul Water), Condition 19 (Surface Water), Condition 26 (acoustic report), Condition 36 (bus stops), Condition 37 (travel plan) and Condition 38 (public rights of way) - Resubmission of application DA/2020/1178.

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**Applicant:** BDW Trading Ltd (David Wilson Homes South Midlands)

**Agent:** N/A

**Case Officer:** Rebecca Grant

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**Ward:** Moulton

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**Reason for Referral:** Relates to Overstone Leys Sustainable Urban Extension

**Committee Date:** 14/02/2021

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

**RECOMMENDATION: THAT THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION BE GIVEN DELEGATED POWERS TO GRANT PLANNING PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS AND SATISFACTORY RESOLUTION OF SURFACE WATER DRAINAGE MATTERS.**

### **Proposal**

The application is a reserved matters application for Zone 5 of Overstone Leys Sustainable Urban Extension.

Planning permission was refused for a scheme within Zone 5 for 129 units which went to October 2021 Strategic Planning Committee.

The application was refused by reason of its high density constitutes an overdevelopment of the site which results in a development which does not blend well within the site and its surroundings. Following the refusal, the applicant has undertaken consultation with both planning officers and Overstone Parish Council in order to address the issues raised in the refusal notice.

The amended scheme now proposes 123 dwellings, a reduction 6 dwellings.

Whilst the overall quantum of development has reduced from 129 to 123 units, the total number of affordable units remains the same at 40 units. Given the reduction in overall units, the total number of affordable units has increased from 31% to 33%.

The application is considered to be in accordance with the Design Code approved by a discharge of condition application.

### **Consultations**

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

- WNC Highways, WNC Ecology, WNC Environmental Health, WNC Landscape Officer, WNC Policy Team

No representations have been received in response to the application.

### **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
- Highway Safety
- Character of Development (accordance with Design Code, density, pedestrian footpath and materials)
- Landscape and Open Space
- Affordable Housing
- Noise
- Drainage

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 Overstone Leys is located to the north of Northampton. The site has direct access from the A43. The spine road travels through the site and links to Sywell Road. Whilst the infrastructure is in place, this link is not yet open.
- 1.2 Outline planning permission (ref DA/2013/0850) was approved in 2015 for the Sustainable Urban Extension (SUE) which comprises up to 2,000 dwellings, with access, appearance, layout and scale unreserved for the first phase of 200 dwellings. This forms part of the West Northamptonshire Joint Core Strategy (WNJCS) policy N3.
- 1.3 The SUE application site is defined by the existing settlement edge of Northampton to the south, which includes the Round Spinney Industrial Estate. Immediately to the east

of the site is the A43, to the south is partly the local centre and partly Sywell Road, to the north and west are further residential phases of development.

- 1.4 The first phase was split into two sections phases 1A (104 dwellings) and 1B (96 dwellings). Construction of the approved Phase 1A development has commenced. Planning permission was granted in 2019 for the primary infrastructure to Zone 2 and 207 dwellings within Zone 2. Work has progressed on site and a number of dwellings are occupied. Planning permission has now been granted for Zone 3 of the residential element of the overall scheme.
- 1.5 The remainder of WNJCS policy N3 falls Overstone Green SUE (planning reference DA/2020/0001) which has not yet been determined. This is an outline application for an urban extension consisting circa 1600 dwellings, a new section of A43 dual carriageway, local centre, care home, community hub, employment, primary school and associated open space and infrastructure.
- 1.6 The application forms Zone 5 of the development. It is located partially fronting the A43 and is located to the north and east of the land allocated for the local centre.
- 1.7 Access to the site is taken from the approved spine road off Sywell Road.

## **2. CONSTRAINTS**

- 2.1. The application site falls within the Overstone Leys Sustainable Urban Extension. The development is positioned to the north and east of the local centre. The relationship between both sites is important to ensure that there are linkages between the sites.

## **3. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1. The application is a Reserved Matters Application for Zone 5 of the Overstone Leys Sustainable Urban Extension (SUE). The proposal is for 123 dwellings of which 40 units will be affordable. This equates to 33 % affordable units.
- 3.2. The scheme will deliver;  
Affordable units;  
One bed flat x 9units  
Two bed flat x 9units  
Two bed house x 13 units  
Three bed house x 8 units  
Four bed house x 1 unit  
  
Market units;  
One bed flats x 0 units  
Two bed flats x 0 units  
Two bed houses x 10 units  
Three bed houses x 36 units  
Four bed houses x 37 units
- 3.4 The location of the affordable housing within Zone 5 has been positioned to be within close proximity to the local centre for good access to public transport links and local services.
- 3.5 9 of the units (22%) are to be shared ownership and 31 units (78%) are to be affordable rent.

- 3.6 With regards to the amended proposal, the following changes have been made;
- Quantum of development reduced from 129 to 123 units – affordable housing remains the same.
  - 6 plots lost by way of removing private central apartment block – overall density reduced from 46 to 44dph – making the average density of the wider site 33dph which is under the Policy requirement of 35dph.
  - Incidental green space retained and increased by additional 10% and broken up frontage parking with increased landscaping.
  - 3x 1 bed affordable flats swapped to 3 x 2 bed flats.
  - Removed timber cladding from all remaining apartment blocks and replaced with cream render.
  - Plots 25 and 30 changed from buff brick to stone.

#### 4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
DA/2013/0850	Outline application of up to 2000 dwellings, with access, appearance, layout and scale unreserved for the first phase of 200 dwellings; a new section of A43 dual carriageway road; up to 3.83ha for a local centre incorporating provision for a Use Class A1 foodstore (up to 2,000 sqm), Class A4 public house (up to 650 sqm), Class C2 care home (up to 2,800 sqm), Class D1 day nursery (up to 465 sqm), Class D1 medical centre (up to 750 sqm), a parade of 5 retail units (Classes A1, A2, A3, A5 and D1) (up to 450 sqm), Class B1(c) light industry (up to 5,000 sqm); a new primary school (up to 3,150 sqm); public open space provision to include outdoor sports pitches, allotments and children's play space; structural landscape planting; associated infrastructure, including drainage features and access	Approved 28.08.2015
DA/2015/0263/NCC	Construction of a 2.5 kilometre dual carriageway (A43 Bypass) and associated landscaping, drainage and infrastructure works	No objection
DA/2016/0082	Surface water attenuation scheme in relation to Phase 1A & B of Overstone Leys development, including re-profiling of existing ditch, construction of connection ditch and balancing pond	Approved 14.04.2016
NMA/2016/0084	Non material amendment to application to application DA/2013/0850 (Outline application for up to 2000 dwellings) Change of house types for Phase 1 –	Approved 20.02.2017



	approved 20.02.17 DA/2013/0850 (Outline application for up to 2000 dwellings) Change to house types	
DA/2017/0010	Reserved matters application for 96 dwellings (including 14 affordable); open space; landscaping and infrastructure	Approved 26.10.2017
NMA/2017/0036	Non material amendment to application DA/2013/0850 (Outline application for up to 2000 dwellings) to revise house types (New Plot Nos 20-34 (inclusive) and 47-53 (inclusive)) and amend layout	Approved 14.06.2017
NMA/2017/0082	Non material amendment to application DA/2013/0850 (outline application for up to 2000 dwellings) to revise access arrangement for Phase 1A – approved 12.10.17 DA/2017/1262 Construction of a 2.5 kilometre dual carriageway (A43 Bypass) and associated landscaping, drainage and infrastructure works	Approved 20.06.2018
NMA/2018/0077	Non material amendment to planning consent 15/00022/CCDFUL for the replacement of acoustic bund – withdrawn DA/2019/0067 Reserved matters application (access – primary infrastructure or Phase 2) pursuant to Condition 1 of outline planning approval DA/2013/0850 granted approval on 27.08.2015 for outline application of up to 2000 dwellings	Approved 15.04.2019
DA/2019/0260	Reserved matters application (appearance, landscaping, layout and scale) for construction of 207 dwellings (Phase 2) pursuant to Condition 1 of outline planning permission DA/2013/0859 in addition to the discharge of Condition 19 (surface water drainage)	Approved 24.10.2019
DA/2020/0950	Construction of 66 bedroom care home with associated access, car parking and landscaping	Approved 26.04.2021
DA/2020/0490	Reserved matters application for 172 dwellings and supporting infrastructure including details of appearance, landscaping, layout and scale pursuant to outline approval DA/2013/0850 and approval of Condition 36 (bus stops), Condition 37 (Travel Plan) and Condition 38 (public rights of way)	Approved 17.03.2021
DA/2020/1034	Reserved matters application (access, appearance, landscaping, layout and scale) relating to application DA/2013/0850 for the erection of a food store within the local centre, including discharge of Condition 18 (foul water disposal), Condition 19 - partially discharged (surface water drainage), Condition 20 (ground	Approved 27.04.2021

	investigation), Condition 23 (closure report), Condition 25 (ground gas) and Condition 43 (Compensatory Habitat Creation)	
DA/2020/1178	Reserved matters application (access, appearance, landscaping, layout and scale) for 129 dwellings within Zone 5 pursuant to outline approval DA/2013/0850 and approval of Condition 14 (finished floor levels), Condition 15 (soft landscaping), Condition 18 (foul water drainage), Condition 26 (acoustic report), Condition 30 (fire hydrants), Condition 37 (travel plan), Condition 39 (arrangements for management and maintenance of proposed streets), Condition 42 (soil management plan) and Condition 43 (compensatory habitat creation and management scheme).	Refused 29.10.2021
WND/2021/0072	Reserved Matters application (Zone 8) (Appearance, landscaping, layout & scale) for 64 dwellings and supporting infrastructure pursuant to outline approval DA/2013/0850 and approval of Condition 36 (bus stops), Condition 37 (travel plan), Condition 38 (public right of way) and Condition 16 (tree protection).	Approved 26.10.2021
WND/2021/0132	Reserved matters application (access - primary infrastructure for Zone 9) pursuant to Condition 1 of outline planning approval DA/2013/0850 granted approval on 27.08.2015.	Approved 26.10.2021
WND/2021/0152	Reserved matters application (access, appearance, landscaping, layout and scale) for 350 dwellings (Phase 9) pursuant to outline approval DA/2013/0850 and approval of Condition 14 (finished floor levels), Condition 15 (details of open space), Condition 26 (internal noise levels), Condition 36 (Bus stops), Condition 37 (Travel Plan) and Condition 41 (external lighting)	Approved 29.10.2021
WND/2021/0172	Reserved matters application (access, appearance, landscaping, layout and scale) for 350 dwellings (Zone 10) pursuant to outline approval DA/2013/0850 and approval of Condition 18 (foul water drainage), Condition 19 (surface water drainage), Condition 26 (noise) and Condition 37 (travel plan)	Resolution to approve subject to resolving noise issue.
WND/2021/0700	Reserved matters application – Zone 4 – 229 dwellings including details of appearance, landscaping, layout and scale pursuant to outline approval DA/2013/0850	To be determined

	and approval of Condition 14 (finished floor levels), Condition 15 (open space), Condition 26 (internal noise levels), 36 (bus stops), 37 travel plan) and 38 (public rights of way).	
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## 5. RELEVANT PLANNING POLICY AND GUIDANCE

### Statutory Duty

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

### Development Plan

- 5.2. 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 15<sup>th</sup> December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted Daventry 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)

- 5.3. The relevant policies of the LPP1 are:

- SA Presumption in Favour of Sustainable Development
- S1 Distribution of Development
- S10 Sustainable Development Principles
- H1 Housing Density and Mix and Type of Dwellings
- H2 Affordable Housing
- N3 Northampton North Sustainable Urban Extension
- C1 Changing Behaviour and Achieving Modal Shift
- C2 New developments
- BN1 Green Infrastructure Connections
- BN2 Biodiversity
- BN9 Planning for Pollution Control

#### Daventry Local Plan (Part 2) (LPP2)

- 5.4. The relevant policies of the LPP2 are:

- H08 Housing Mix and Space Standards
- CW1 Health and Well Being
- CW2 Open Space Requirements
- ST1 Sustainable Transport Infrastructure
- EN1 Landscape
- ENV4 Green Infrastructure
- ENV5 Biodiversity
- ENV10 Design

#### Neighbourhood Plan (NHP)

5.5. Overstone Neighbourhood Plan 2019 – 2029 – made on 3/12/2021.

### Material Considerations

5.6. Below is a list of the relevant Material Planning Considerations

Supplementary Planning Guidance e.g. SPG on house extensions etc.  
 National Policies the National Planning Policy Framework (NPPF)  
 Chapter 2 Achieving sustainable development  
 Chapter 5 Delivering a sufficient supply of homes  
 Chapter 8 Promoting healthy and safe communities  
 Chapter 12 Achieving well-designed places

Technical Housing Standards – Nationally Described Space Standard (NSS, 2015)  
 National Design Guide 2019  
 Northamptonshire Parking Standards 2016  
 Local Highway Authority Standing Advice 2016

### Daventry Supplementary Planning Documents

Biodiversity Supplementary Planning Document (2017)  
 Housing Supplementary Planning Document (2017)  
 Planning Out Crime in Northamptonshire (2004)

## 6. RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full via the online Planning Register.

Consultee Name	Comment
Moulton Parish Council	<b>No comments</b> to make
Overstone Parish Council	<b>No comments</b> received at time of drafting the report
WNC Local Highway Authority	<b>No objection</b> All matters relating to site have now be resolved and to the satisfaction of the LHA. Travel Plan has been approved
Northants Police	<b>No comments</b> received at time of drafting the report
WNC Ecology	<b>Support</b> Support the application but suggest replacing EM1 with EM10 landscaping mix.
WNC Environmental Health	<b>No comments</b> received at time of drafting the report. An update will be provided as a late item.
WNC Landscape Officer	<b>Support</b> No further comments to make.
WNC Policy Team	<b>Support</b> No further comments to make.

## 7. RESPONSE TO PUBLICITY

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

7.2. No representations have been received in relation to the consultation.

## 8. APPRAISAL

### Principle of Development

8.1. The application site falls within the policy N3 allocation of the WNJCS. Policy N3 states that the development will make provision for:

- In the region of 3,500 dwellings;
- Primary school provision to cater for the needs of the development;
- A total of approximately 10ha of land for local employment opportunities;
- At least one local centre to include local retail facilities of an appropriate scale (including a convenience store), health care services and community facilities;
- A contribution towards the provision of a high quality public transport corridor to Northampton town centre;
- A local multi modal interchange;
- A43 corridor mitigation measures
- An integrated transport network focused on sustainable transport;
- Structural greenspace and wildlife corridors
- Sports and leisure provision;
- Archaeological and ecological assessment of the site and required mitigation; and
- Flood risk management

8.2. The principle of the development on this site was established through the granting of outline planning permission in 2015 (planning application reference DA/2013/0850). Planning permission was granted for;

Outline application of up to 2000 dwellings, with access, appearance, layout and scale unreserved for the first phase of 200 dwellings; a new section of A43 dual carriageway road; up to 3.83ha for a local centre incorporating provision for a Use Class A1 foodstore (up to 2,000 sqm), Class A4 public house (up to 650 sqm), Class C2 care home (up to 2,800 sqm), Class D1 day nursery (up to 465 sqm), Class D1 medical centre (up to 750 sqm), a parade of 5 retail units (Classes A1, A2, A3, A5 and D1) (up to 450 sqm), Class B1(c) light industry (up to 5,000 sqm); a new primary school (up to 3,150 sqm); public open space provision to include outdoor sports pitches, allotments and children's play space; structural landscape planting; associated infrastructure, including drainage features and access.

8.3. Planning permission has now been approved (or has a resolution to approve) for residential Zones 1, 2, 3, 8, 9 and 10. An application has been submitted for Zone 4 however this is still to be determined. Planning permission has also been granted for an Aldi convenience store and a care home, both of which are within the southern part of the local centre. A hybrid application (outline and full planning permission) has recently been submitted for a local centre to the north of Sywell Road. This is still to be determined.

8.4. The application is in accordance with policy N3 of the WNJCS.

8.5. Other material considerations will now be discussed below, before all considerations are weighed in the planning balance towards the end of the report.

### Impact on Highway Safety

- 8.6. Policy C1 of the WNJCS states that priority will be given to proposed transport schemes that will contribute towards behavioural change by, inter alia, providing access by walking, cycling and public transport, maximising the use of existing capacity within the transport infrastructure and managing the demand for car based travel within urban area.
- 8.7. Policy C2 of the WNJCS expects new development to achieve modal shift targets set out in the JCS by maximising travel choices from non-car modes.
- 8.8. A Transport Assessment was approved under the outline planning application. This reserved matters application is in accordance with the principles established under the outline consent and approved Transport Assessment.
- 8.9. All highway matters relating to this site were resolved prior to determination of application DA/2020/1178 to the LHA's satisfaction. This resubmission proposes the same layout with a minor change to remove the central flats. WNC Highways have confirmed they have no objection to the application.
- 8.10. WNC Highways approve the submitted Travel Plan and are satisfied that the condition can be discharged.
- 8.11. Given that there are no highway reasons to warrant refusal of the application, the application is considered to be acceptable.

### Impact on the Character of the Development

- 8.12. The design principles for the development were established through the Design and Access Statement submitted with the outline planning application and the discharging of Condition 12 attached to the outline planning permission (ref DA/13/0850). Condition 12 required a Design Code to be submitted and approved prior to any works commencing to the east of the A43.
- 8.13. The Design Code set parameters for the subsequent phases of development, for example, setting out different frontages e.g. A43 Corridor, Primary Streets, General Neighbourhood and Rural Edge. It also established street hierarchy and set out generic design principles. It is considered that the layout is in accordance with the approved Design Code and also follows the principles established with the approved scheme for Phase 1 and 2. A variety of house types are proposed in order to create an interesting residential environment and one which has character. The layout is designed around the spine road which leads off to further phases of the development.
- 8.14. The previous application (DA/2020/1178) was refused by Members at the October Strategic Planning Committee for the following reasons;

*"The proposed development by reason of its high density constitutes an overdevelopment of the site which results in a development which does not blend well within the site and its surroundings. As such, the proposed development fails to accord with policy ENV10 of the Settlements and Countryside Local Plan (Part 2) for Daventry (adopted February 2020). This policy seeks to ensure development that is of a high quality which is achieved by ensuring that the scale, density, massing, height, layout and access of the proposal combine to ensure development blends well within the site and with its surroundings".*

8.15. Policy ENV10 states;

- A. Development that is of a high quality and, in particular, the proposals of an exemplary and innovative design that reflect and integrate with the surrounding area and create a strong sense of place, will be supported. High quality design is achieved by;
- i. Promoting or reinforcing local distinctiveness and enhancing its surroundings;
  - ii. Taking account of local building traditions and materials;
  - iii. Ensuring that the scale, density, massing, height, layout and access of the proposal combine to ensure development blends well within the site and with its surroundings;
  - iv. Incorporating crime prevention measures in the site layout and building design;
  - v. Integrating existing landscape features of the site with proposed landscaping and open space;
  - vii. Providing details of suitable comprehensive landscaping scheme;
  - viii. Protecting the amenity of new and existing dwellings and not compromise the function of existing surrounding uses.

8.16. The Design Code set parameters for the subsequent phases of development, for example, setting out different frontages e.g. A43 Corridor, Primary Streets, General Neighbourhood and Rural Edge. It also established street hierarchy and sets out generic design principles. The Design Code Regulating Plan indicates that the application site falls within four character areas, A43 frontage, Primary frontage, General Neighbourhood and Central Area.

#### *A43 Character Area*

8.17. The A43 is characterised by;

- Higher proportion of terraces/semi-detached
- Predominately front gardens
- Small gaps between buildings
- Contemporary design
- Consistent detailing
- Limited materials palette (Primary red/Secondary up to 40% buff – grey/red roof tiles).

8.18. A section of the site fronts the A43. Due to issues of noise and in accordance with the Design Code, the dwellings are positioned close together. Two apartment blocks are proposed along the A43 frontage. Whilst this is not specifically referred to in the Design Code, this is an ideal location and the principle has been approved in Zone 2 to the north. The design of the dwellings and the apartment blocks are contemporary with the use of flat roofed dormers and flat roof porches. Window design are not standard and have grey frames. The dwellings are all red brick with the use of render to the apartments, rather than timber cladding which was previously proposed.

#### *Primary Street Character Area*

8.19. The Primary Street is characterised by;

- Semi-detached/terraces/some large detached
- Symmetry and formality
- Regular set backs
- Boulevard trees with regular spacing
- More contemporary design
- Limited materials palette (Primary red/Secondary up to 20% buff, up to 20% render grey/red roof tiles.

8.20. The Primary Street follows the design approach to the A43 with a more contemporary feel. The dwellings along the Primary Street are predominately semi-detached with detached dwellings on the corner plots. Whilst the majority of dwellings are red brick, the corner units are built in buff bricks with gable ends facing the Primary Street.

#### *General Neighbourhood Character Area*

8.21. The General Neighbourhood is characterised by;

- Detached/semi, limited terraces
- Varied gaps between dwellings
- More informal setback
- Varied parking arrangement
- Traditional design
- Broad materials palette (buff/timber/weatherboard/red/render)

8.22. The General Neighbourhood follows a more traditional approach with pitch roofed dormers with white window frames. A broader palette of materials are proposed with red and buff bricks with also the use of render.

#### *Central Area Character Area*

8.23. The Central Area is characterised by;

- Large detached
- Larger regular gaps between buildings
- Formal arrangement
- Detached garages
- Traditional design
- Limited palette of materials (primary buff, secondary reconstituted stone)

8.24. A limited number of dwellings front the Central Area. The dwellings in this area are all detached with garages set back from the frontage. The dwellings are all set back from the highway as there is a private drive providing access to the properties to prevent direct access from Sywell Road. The dwellings are predominately buff brick with two units being built in reconstituted stone.

8.25. It is considered that the layout of the site is in accordance with the approved Design and as such is in accordance with Policy EMV10 of the Daventry Local Plan (Part 2).

#### Density

8.26. With regards to density, Policy H1 of the West Northamptonshire Joint Core Strategy (WNJCS) requires development with Sustainable Urban Extensions (SUE) to achieve a minimum average density of 35 dwellings per hectare (dph).

8.27. The proposed layout for application DA/2020/1178 achieved 46dph for Zone 5. To address the concerns raised by Members, the revised scheme omits 6 units and now achieves 44 dph. This has been achieved by removing the central block of private apartments which comprises 6 units.

8.28. Given the proximity of the site adjacent to the A43 and local centre, apartments and smaller units are proposed. This is considered to be appropriate for the location of this zone of development within the overall SUE.



8.29. Whilst this application is for Zone 5 only, it is important to consider the development within its wider context of the overall SUE, where character areas are diverse and density varies to create character and a sense of place. For background information, consented applications near the rural edges of the site deliver average densities below 30 dph which drives overall average density of the SUE down. Therefore, if all consented and pending layouts for all zones within the Overstone Leys SUE are considered, the average density of the SUE will achieve 33 dph. This is considerably lower than Policy H1 of the WNJCS which requires an average density of 35 dph.

8.30. The applicants have provided the following breakdown of each Zone;

Approved Zone 1A and 1B	31 dph
Approved Zone 1 and 2	33.5 dph
Approved Zone 3	31 dph
Submitted Zone 4	40 dph (adjacent to A43)
Submitted Zone 5	44 dph (adjacent to A43)
Indicative Zone 6	29 dph (adjacent to rural edge)
Indicative Zone 7	27 dph (adjacent to rural edge)
Approved Zone 8	29 dph (mixture of character areas including rural edge)
Resolution to approve Zone 9	32 dph
Approved Zone 10	34 dph
Overall Site Average	33.05 dph

8.31. Whilst the density within Zone 5 is higher than other Zones within the SUE, this is due to its location adjacent to the A43 and its proximity to the local centre. The higher density within this Zone will create a specific character area and will help to create a sense of place and will aid way finding across the site. Zone 5 for example will be significantly different from Zones 3, 6 and 7 which back on to the rural edge where densities are considerably lower as there is a looser form of development.

8.32. The site should not be viewed in isolation but in conjunction with the whole of the Overstone Ley SUE.

#### Impact on the Character of the Development - Pedestrian footpath

8.33. The site is located adjacent to the northern part of the local centre. The application for Phase 5 was originally submitted without any linkages to the local centre and consequently did not have a positive relationship to the local centre. It should be noted that there are no conditions attached to the outline consent requiring details of connectivity between the two sites.

8.34. Following negotiations with the applicant, a 2m wide footpath to the local centre has been included. Positioning the footpath towards the centre of Zone 5 connects the local centre to the area of incidental open space provided. This assists with the sites legibility and leads pedestrians further north and east to other residential parcels. It is actively overlooked by multiple properties.

8.35. Plot 47 is dual aspect, with a front door facing the footpath. The apartments opposite is 11m from plot 47, and has a ground floor habitable window fronting the footpath. The upper two floors have a tax window in the same position. This avoids direct overlooking between the bedrooms of plots 47 and the apartment block, yet still maintain visibility over the footpath for security purposes.

8.36. The apartment block has been moved east as far as possible. The footpath is visually open as railings are to be installed around the apartment block and parking court to

provide a clear view through. The footpath is straight to ensure the pedestrian crossing is as far from the junction as possible.

- 8.37. Given that there is no condition on the outline permission requiring a link to be provided and given the approved masterplan for the local centre, it is considered that the footpath link proposed is acceptable. The agents for the local centre are aware of the need for this pedestrian link and are aware of the proposals by Barratts. Any scheme for the local centre will need to be designed accordingly. The link will pull pedestrians from the wider site to the local centre and vice versa.

#### Impact on the Character of the Development – Materials

- 8.38. The materials palette across the four character areas within Zone 5 accords with the approved Design Code. The areas are set out below;
- 8.39. A43 corridor – all timber cladding has been removed from the apartment blocks and replaced with monocouche cream render as used elsewhere on the development. The materials palette is limited with the use of red bricks and grey roofs.
- 8.40. Primary Street – again limited palette of materials with predominately red bricks with the introduction of the occasional use of render of the gable element of the Hesketh house type.
- 8.41. Central Area – exclusive use of buff brick with grey roof tiles with the addition of stone to plots 25 and 30. This ensure consistency with Zone 8 and the development fronting Sywell Road.
- 8.42. General Neighbourhood – an extensive materials palette is proposed with the general neighbourhood area.

#### Overall conclusion on Impact on the Character of the Development

- 8.43. To summarise, the following revisions have been made following the refusal of the Barratts scheme for Zone 5;
- Quantum of development reduced from 129 to 123 units – affordable housing remains the same.
  - 6 plots lost by way of removing private central apartment block – overall density reduced from 46 to 44dph – making the average density of the wider site 33dph which is under the Policy requirement of 35dph.
  - Incidental green space retained and increased by additional 10% and broken up frontage parking with increased landscaping.
  - 3x 1 bed affordable flats swapped to 3 x 2 bed flats.
  - Removed timber cladding from all remaining apartment blocks and replaced with cream render.
  - Plots 25 and 30 changed from buff brick to stone.
- 8.44. Given the above amendments and the fact that the overall density for the SUE will be below the policy requirement, it is considered that the scheme accords with the principles set out in the Design Code and as such is in accordance with Policy ENV10 of the Daventry Local Plan (Part 2).

#### Impact upon Residential Amenity

8.45. There are currently no existing dwellings surrounding the application site due to its location and with it being the fifth phase of development. The layout has been assessed to ensure that distances between habitable windows conform to our guidelines to prevent issues of overlooking.

#### Landscape and Open Space

8.46. This reserved matters application includes landscaping for the site. It is however noted that there are no large expanses of public open space within this phase of the development.

8.47. Policy ENV1 is concerned with ensuring that the proposal maintains the distinctive character and quality of the District's landscapes. ENV4 also aims to protect, enhance and restore the District's green infrastructure network, again relating to the Spinney and ensuring that an appropriate network of green infrastructure leads from the Spinney through the development linking on-site greenspace.

8.48. The approved indicative Masterplan sets out the principles of development and provides an indication of where open space will be located. There is also a plan (Plan 2) attached to the S106 which outlines where open space will be provided.

8.49. Condition 15 of the outline planning consent requires details of proposed areas of open space, including any playing fields, green infrastructure, structural landscaping, play areas and equipment to be submitted prior to development commencing on any phase. The applicant has submitted information to discharge Condition 15 under this application.

8.50. Plan 2 in the S106 does not secure any open space within Zone 5. The applicants have however incorporated an area of open space towards the centre of the site following concerns raised by officers in relation to the original application. This is in line with the outline indicative masterplan which shows an area of incidental open space in this location. This area of indicative open space has increased by 10% in comparison to the Barratt scheme (DA/2020/1178) due to the loss of the central block of apartments.

8.51. Given that the scheme complies with the parameters set in the outline planning approval and additional incidental open space has been provided, it is considered that the level of open space is sufficient for the development.

8.52. It is considered that the landscaping details are acceptable and as such in accordance with ENV1 of the Daventry Local Plan (Part 2).

#### Affordable Housing

8.53. The site falls within West Northampton Joint Core Strategy (WNJCS) policy H2 (Affordable Housing) which states that on all housing development of five or more dwellings in Northampton Related Development Area (NRDA), 35% should be provided as affordable housing.

8.54. The applicants have previously submitted an affordable housing viability assessment stating that the Overstone Leys development will not be financially viable if they are required to provide 35% affordable housing. The Council employed an external consultant to verify the applicant's viability report. The conclusions of the report confirmed that the quantum should be reduced to 15%. Therefore, on a scheme of 130 dwellings we would expect 20 affordable housing units to be provided.

- 8.55. Plan submitted illustrate that 40 units (33%) affordable dwellings within Phase 5. It has been agreed that there should be some flexibility allowed in the zones to allow for more affordable dwellings to be delivered near to the local centre. Zone 5 is over providing affordable dwellings and together with Phase 4 (which will be subject to a future application) will correct the under delivery in Zone 3.
- 8.56. The scheme will provide 33% affordable units which comprise;  
One bed flat x 9units  
Two bed flat x 9units  
Two bed house x 13 units  
Three bed house x 8 units  
Four bed house x 1 unit
- 8.57. The applicants have submitted information to show how the overprovision in Phase 5 will be resolved in other phases (phase 3 for example where there is a lower number of affordable units) to make the numbers overall compliant with the viability case. 33% affordable housing provision is therefore acceptable.
- 8.58. Policy H04 of Daventry's Housing SPD specifies a housing tenure mix of 70% rented and 30% intermediate housing. Viability work undertaken for the outline application was based on this mix. The mix for the whole of the development has been agreed recently. It was agreed to take an overall development approach and to allow flexibility in the phases to allow more affordable to be delivered near the local centre. The tenure split for this zone is not policy compliant as more rented accommodation than required but this being corrected in other Zones and is due to a number of apartments being provided. In terms of clustering, there are two blocks of apartments so although one of the clusters is 21 this is considered to be acceptable.
- 8.59. The Affordable Housing Officer has confirmed acceptance of the approach and mix proposed. It is therefore considered the proposal is in accordance with the principles of Policy H2 of the WNJCS.

#### Housing Mix

- 8.60. As a result of Overstone Parish Council raising concerns with the number of one bed units within the previous application, the market housing mix has been revised. The loss of the central apartment block results in the loss of 3 x 1 bed flats. The applicants have further amended a block of flats adjacent to the A43 by swapping 3 x 1 bed flats with 3 x 2 bed flats. The revised scheme therefore reduces 1 bed provision by 6 in total.

#### Noise

- 8.61. Policy S10 of the WNJCS requires new development to minimise pollution from noise. The NPPF, paragraph 180, states that planning policies and decisions should 'mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life'.
- 8.62. Condition 26 of the outline planning permission require an acoustic assessment to be submitted. It states that "prior to the commencement of development of each phase hereby approved, a scheme to demonstrate that the internal noise levels within the residential units of that phase will conform to the guidelines values for indoor ambient noise levels under background ventilation rates as identified within BS 8233 2014. External living area (gardens) noise levels shall conform to World Health Organisation's 1999 guideline -50-55dB LaeqA. The work specified in the approved scheme shall then

be carried out in accordance with the approved details prior to occupation and be retained thereafter”.

- 8.63. A number of concerns were raised with the original noise report and it highlighted that some of the garden areas did not conform to the approved guidelines. As such, a comprehensive noise report and site remodel has been undertaken to reflect the new layout which has been substantially changed since the original submission.
- 8.64. An options appraisal has also been included within the noise report which details how the western edge of the site was remodelled several times to best achieve the lowest external amenity noise levels. The report concludes how and why the current layout has been reached and displays the relative noise readings across the site.
- 8.65. Re-orientation and mitigation options have been considered and applied to the submitted layout to minimise high noise levels within rear gardens. Noise modelling showed that this had led to a reduction in rear garden noise levels. In accordance with the additional noise modelling, the height of fences and walls have been increased on plots which previously predicted garden noise levels in excess of the guidance. Current noise modelling now shows that all predicted noise levels in gardens meets adopted guidelines.
- 8.66. Glazing and ventilation acoustic performance requirements have been detailed to control internal noise levels in accordance with WHO guidelines.
- 8.67. Overstone Parish Council previously raised concern with noise levels within certain areas of the development. The applicant’s noise consultant has worked with colleagues in Environment Health to ensure that noise levels are satisfactory and within recommended guidelines.
- 8.68. WNC Environmental Health Officers have advised that the revised report is now acceptable. Given that previous concerns raised by officers in relation to noise levels in gardens has now been addressed and all noise levels conform to adopted guidelines, it is considered that Condition 26 attached to the outline consent can be discharged in relation to Zone 5.
- 8.69. It is considered that the scheme will accord with Policy BN9 of the WNJCS (Part 1) and the overarching intentions of the NPPF.

#### Other considerations

- 8.70. National Space Standards - Policy H08 part Ciii) requires that all dwellings should meet the national space standards. All of the dwellings meet the minimum national space standards for the minimum number of people for each dwelling type. We are however unable to require the applicant to increase the size of these units to meet maximum occupancy conditions as there were no conditions attached to the outline planning permission requiring the development to adhere to these requirements. The applicants sought legal advice which concluded that there is a plethora of case law and appeal decisions which supports and confirms the position that prescriptive details cannot be imposed as requirements at reserved matters stage unless details were first secured as part of the outline planning permission. The reserved matters can only properly deal with those requirements set out in the Order. Provided the reserved matters application falls within the principle of what was approved as part of an outline planning permission (together with any relevant planning condition detail requirements) there is no ability to seek to impose further restrictive details.

- 8.71. Ecology - The Compensatory Habitat Creation and Management Scheme has been updated to include measures to protect badgers. WNC Ecology have confirmed that the amendments are acceptable and that Condition 43 relating to Compensatory Habitat Creation can be discharged.

#### Designing out Crime

- 8.72. The Designing out Crime Officer originally made a number of comments on the layout. These have been discussed with the applicant and the layout amended accordingly. Ground floor windows have been included in the gable ends of dwellings where side parking is located to enable overlooking from a routinely inhabited room. However, on a handed Chester plot, the internal layout does not provide opportunity to add any side windows in active rooms and therefore a window has been added on the staircase. Given that there is the opportunity for surveillance and this the only example, it is considered to be acceptable. Also in accordance with comments raised, defensible spaces has been added around the blocks of flats.

#### Discharge of Conditions.

The applicants have proposed to discharge a number of conditions attached to the outline consent (DA/2013/0850) with this reserved matters application.

- 8.73. Condition 14 – Finished Floor Levels – A drawing has been submitted to discharge this condition. This part of the development is relatively level and therefore there are no issues with regards to levels within the site. As such the condition can be discharged for this zone.
- 8.74. Condition 15 – Soft Landscaping – Approved by WNC Landscape Officer (Daventry Area)
- 8.75. Condition 18 – Foul Water – Anglian Water have confirmed that the condition can be discharged.
- 8.76. Condition 19 – Surface Water Drainage – Waiting for advice from the Lead Local Flood Authority. An update will be provided as a late item.
- 8.77. Condition 26 – Acoustic Report – Environmental Health Officers have confirmed that the noise report is satisfactory and the condition can be discharged.
- 8.78. Condition 36 – Bus stops – No bus stops are proposed adjacent to this Zone along Sywell Road or the spine road. A plan illustrating bus stops is included within the Travel Plan which has been approved by the LHA.
- 8.79. Condition 37 – Travel Plan – The LHA have confirmed that the Travel Plan is acceptable and the condition can be discharged for this zone of development.
- 8.80. Condition 38 – Public Rights of Way – There are no public rights of way affected by the development.

## **9. FINANCIAL CONSIDERATIONS**

- 9.1. CIL payments are not applicable to this site as the outline consent was approved prior to CIL being adopted.

## **10. PLANNING BALANCE AND CONCLUSION**

- 10.1. The planning system is actively encouraged to assume a presumption in favour of sustainable development rather than being an impediment to sustainable growth. The site, being located with the Overstone Leys SUE will have a good level of accessibility and be within reasonable walking and cycling to the local centre. Taking the above into account, this development is considered to be acceptable.
- 10.2. The proposal has been designed in accordance with the parameter plans approved at outline stage and the Design Code which was approved via the discharge of Condition 12 attached to the outline approval. It is also considered that the scheme accords with the principles established at outline stage with regards to the levels of open space provided on site. The development must be viewed as part of the whole Sustainable Urban Extension and not in isolation.
- 10.3. It is considered that the applicants have satisfactorily addressed the reason for refusal of planning application DA/2019/1178 by removing a block of apartments within the centre of the development. This is a loss of 6 units and allows the central area to be more traditional in character and also allows more incidental open space to be provided.
- 10.4. On balance, it is considered that the proposal is acceptable in planning terms and hence overall complies with policies SA, S1, S10, H1, H2, N3, C1, C2, BN2 and BN9 of the West Northamptonshire Joint Core Strategy and policies H08, CW1, CW2, ST1, ENV1, ENV4, ENV5 and ENV10 of the Settlements and Countryside Local Plan (Part 2) (February 2020).

## **11. RECOMMENDATION / CONDITIONS AND REASONS**

**DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND ECONOMY TO GRANT PERMISSION, SUBJECT TO:**

- 1. NO OBJECTIONS BEING RECEIVED BY THE LEAD LOCAL FLOOD AUTHORITY IN RELATION TO THE DISCHARGE OF CONDITIONS ATTACHED TO THE OUTLINE CONSENT**
- 2. THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS OR ADDITIONAL CONDITIONS AS DEEMED NECESSARY)**

### CONDITIONS

#### **Approved plans**

1. The development shall be carried out strictly in accordance with the following drawings;
  - OSLBH-MCB-ZZ-ZZ-DR-A-0200-D5-P1-Site Location Plan
  - OSLBH-MCB-ZZ-ZZ-DR-A-0230-D5-P6-Site Layout
  - OSLBH-MCB-ZZ-ZZ-DR-A-0231-D5-P6-External materials plan
  - OSLBH-MCB-ZZ-ZZ-DR-A-0232-D5-P8-External Boundaries
  - OSLBH-MCB-ZZ-ZZ-DR-A-0233-D5-P5-Affordable tenure plan
  - OSLBH-MCB-ZZ-ZZ-DR-A-0234-D5-P5-Refuse Management plan
  - OSLBH-MCB-ZZ-ZZ-DR-A-0235-D5-P5-Parking Strategy plan
  - OSLBH-MCB-ZZ-ZZ-DR-A-0240-D5-P5-Illustrative Streetscenes
  - OSLBH-MCB-ZZ-ZZ-DR-A-0241-D5-P5-Illustrative Streetscenes
  - GL1480 01D Soft Landscape Proposals
  - GL1480 02D Soft Landscape Proposals

210501 FRA Statement of Compliance - Zone 5  
210501 SW Drainage Design Statement - Zone 5 prepared by Tetra Tech  
Simulation Results Zone 5 211201  
Z5\_TTE\_00\_ZZ\_DR\_C\_Zone 5\_SK01 P01 Drainage Strategy  
Z5\_TTE\_00\_ZZ\_DR\_C\_Zone 5\_SK02 P01 Surface Water Exceedance Routes  
OSLBH-MCB-XX-XX-DA-A-0011-D5-P2- DAS Part 1 – 2  
Overstone Leys Zone 5 - Rev 4 Acoustic Report prepared by Spectrum Acoustic  
Consultants  
Z5-TTE-GEN-ZZ-DR-CH-300 Preliminary FFLs  
Residential Travel Plan prepared by Stantec

#### House Types

OSLBH MCB ZZ ZZ DR A 0105 Chester P3  
OSLBH MCB ZZ ZZ DR A 0109 Hesketh P4  
OSLBH MCB ZZ ZZ DR A 0110 Kenley ET  
OSLBH MCB ZZ ZZ DR A 0112 Kenley Hipped P4  
OSLBH MCB ZZ ZZ DR A 0115 Lutterworth Plan P3  
OSLBH MCB ZZ ZZ DR A 0116 Lutterworth Elevation P4  
OSLBH MCB ZZ ZZ DR A 0117 Maidstone P3  
OSLBH MCB ZZ ZZ DR A 0118 Maidstone Hipped P4  
OSLBH MCB ZZ ZZ DR A 0121 Moresby Semi P3  
OSLBH MCB ZZ ZZ DR A 0122 Radleigh Plans P3  
OSLBH MCB ZZ ZZ DR A 0123 Radleigh Elevations P3  
OSLBH MCB ZZ ZZ DR A 0124 Almouth Plans P3  
OSLBH MCB ZZ ZZ DR A 0125 Almouth Elevations P4  
OSLBH MCB ZZ ZZ DR A 0126 Denby P2  
OSLBH MCB ZZ ZZ DR A 0129 Woodcroft P3  
OSLBH MCB ZZ ZZ DR A 0130 Norbury P3  
OSLBH MCB ZZ ZZ DR A 0131 Hesketh Brick P3  
OSLBH MCB ZZ ZZ DR A 0132 Hesketh Contemporary P3  
OSLBH MCB ZZ ZZ DR A 0133 Kenley ET Contemporary P2  
OSLBH MCB ZZ ZZ DR A 0134 Kenley MT Contemporary P2  
OSLBH MCB ZZ ZZ DR A 0135 Moresby Semi Contemporary P3  
OSLBH MCB ZZ ZZ DR A 0136 Woodcroft Contemporary P3  
OSLBH MCB ZZ ZZ DR A 0137 Norbury Contemporary P3  
OSLBH MCB ZZ ZZ DR A 0138 Norbury Render P1

OSLBH MCB ZZ ZZ DR A 0140 Type 98 GF P4  
OSLBH MCB ZZ ZZ DR A 0141 Type 98 FF P4  
OSLBH MCB ZZ ZZ DR A 0142 Type 98 SF P4  
OSLBH MCB ZZ ZZ DR A 0143 Type 98 Elevations P3  
OSLBH MCB ZZ ZZ DR A 0144 Type 98 Elevations P3  
OSLBH MCB ZZ ZZ DR A 0145 Type 50 ET P3  
OSLBH MCB ZZ ZZ DR A 0146 Type 50 MT P3  
OSLBH MCB ZZ ZZ DR A 0147 Type 50 Hipped P4  
OSLBH MCB ZZ ZZ DR A 0148 Type 52 ET P4  
OSLBH MCB ZZ ZZ DR A 0150 Type 52 Hipped P4  
OSLBH MCB ZZ ZZ DR A 0151 Type 54 P4  
OSLBH MCB ZZ ZZ DR A 0152 Type 55 P4  
OSLBH MCB ZZ ZZ DR A 0155 Type 52 ET Render P3  
OSLBH MCB ZZ ZZ DR A 0156 Type 55 Render P3  
OSLBH MCB ZZ ZZ DR A 0157 Type 50 ET Contemporary P2  
OSLBH MCB ZZ ZZ DR A 0158 Type 50 MT Contemporary P2  
OSLBH MCB ZZ ZZ DR A 0168 Type 9B Special GF P1



OSLBH MCB ZZ ZZ DR A 0169 Type 9B Special FF P1  
OSLBH MCB ZZ ZZ DR A 0170 Type 9B Special SF P1  
OSLBH MCB ZZ ZZ DR A 0171 Type 9B Special Elevation P1  
OSLBH MCB ZZ ZZ DR A 0172 Type 9B Special Elevation P1

OSLBH MCB ZZ ZZ DR A 0159 Bikes and Bins P2  
OSLBH MCB ZZ ZZ DR A 0160 Bikes and Bins P3  
OSLBH MCB ZZ ZZ DR A 0161 Garages P3  
OSLBH MCB ZZ ZZ DR A 0167 Garages P2

Reason: To ensure development is in accordance with the submitted drawings and to enable the Local Planning Authority to consider the impact of any change to the approved plans.

### **Hard Landscaping**

2. Notwithstanding Drawing OSLBH-MCB-ZZ-ZZ-DR-A-0232-D5-P8-External Boundaries prior to construction of the dwellings above slab/foundation level details of hard landscaping works shall be submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatments (including hedgehog holes), including full details of the proposed boundary walls, fences, railings and gates to be erected, specifying the colour of the railings and gates; footpaths. The hard landscaping works shall thereafter be completed in full accordance with the approved details prior to first occupation of the dwellings to which they relate.

Reason: Drawing OSLBH-MCB-ZZ-ZZ-DR-A-0232-D5-P8-External Boundaries and Surface Finishes Plan is not acceptable in its current form as elements of enclosures are missing.

Reason: In the interest of residential amenity further details are required in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

### **Means of Enclosure**

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no alterations shall be made to any means of enclosure hereby approved that front a highway, footpath or private drive, and no new means of enclosure shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts on to a highway, footpath or private drive, in either case without the prior written consent of the Local Planning Authority. For the avoidance of doubt, 'means of enclosure' shall include fences, gates, railings, walls or hedges. Any gates shall be set back 5.5m from the highway boundary.

Reason: In the interests of the visual amenity of the area and of highway safety and in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

### **Materials**

4. Notwithstanding OSLBH-MCB-ZZ-ZZ-DR-A-0231-D5-P6-External Materials Plan prior to construction of the dwellings above slab/foundation level samples (including

photographs) of the materials to be used for the external surfaces shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: From the approved application details it is not possible to assess the appropriateness of the proposed materials without checking them on site and comparing them to their surroundings, to ensure the proposed materials are appropriate to the appearance of the locality. Because it can take up to 8 weeks to discharge a condition, it is recommended the samples are provided at least 8 weeks before they need to be ordered. In the interests of visual amenity of the area in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

### **Soft Landscaping**

5. Notwithstanding drawings GL1480 01D and GL1480 02D prior to the construction of the dwellings above slab/foundation level landscaping details shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved plans prior to any dwellings being first occupied/used, or in accordance with a programme submitted to and approved in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree or shrub, they, or any planted in replacement for them, are removed, uprooted or destroyed or die (or becomes in the opinion of the Local Planning Authority, seriously damaged or defective) another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of the visual amenity of the area and in accordance with Policy ENV1 of the Settlements and Countryside Local Plan (Part 2).

### **Approved Plans**

6. The garages, parking spaces and turning areas shown on the approved plan(s) shall be constructed/laid out and surfaced in accordance with the approved drawings before the dwelling is first occupied and shall not thereafter be used for any purpose other than garaging/parking of private motor vehicles.

Reason: In the interests of residential amenity and the safety and convenience of users of the adjoining highway in accordance with Policies ENV10 and SP1 of the Settlements and Countryside Local Plan (Part 2).

### **Affordable Housing**

7. The quantum, disposition and type of affordable housing within the site shall as shown on the Affordable Tenure Plan D5-P5 and the tenure and phasing of the affordable housing shall be as set out in the existing Section 106 agreement for the site, in all cases, unless otherwise agreed in writing by the Local Planning Authority, in the context of a viability assessment for the site.

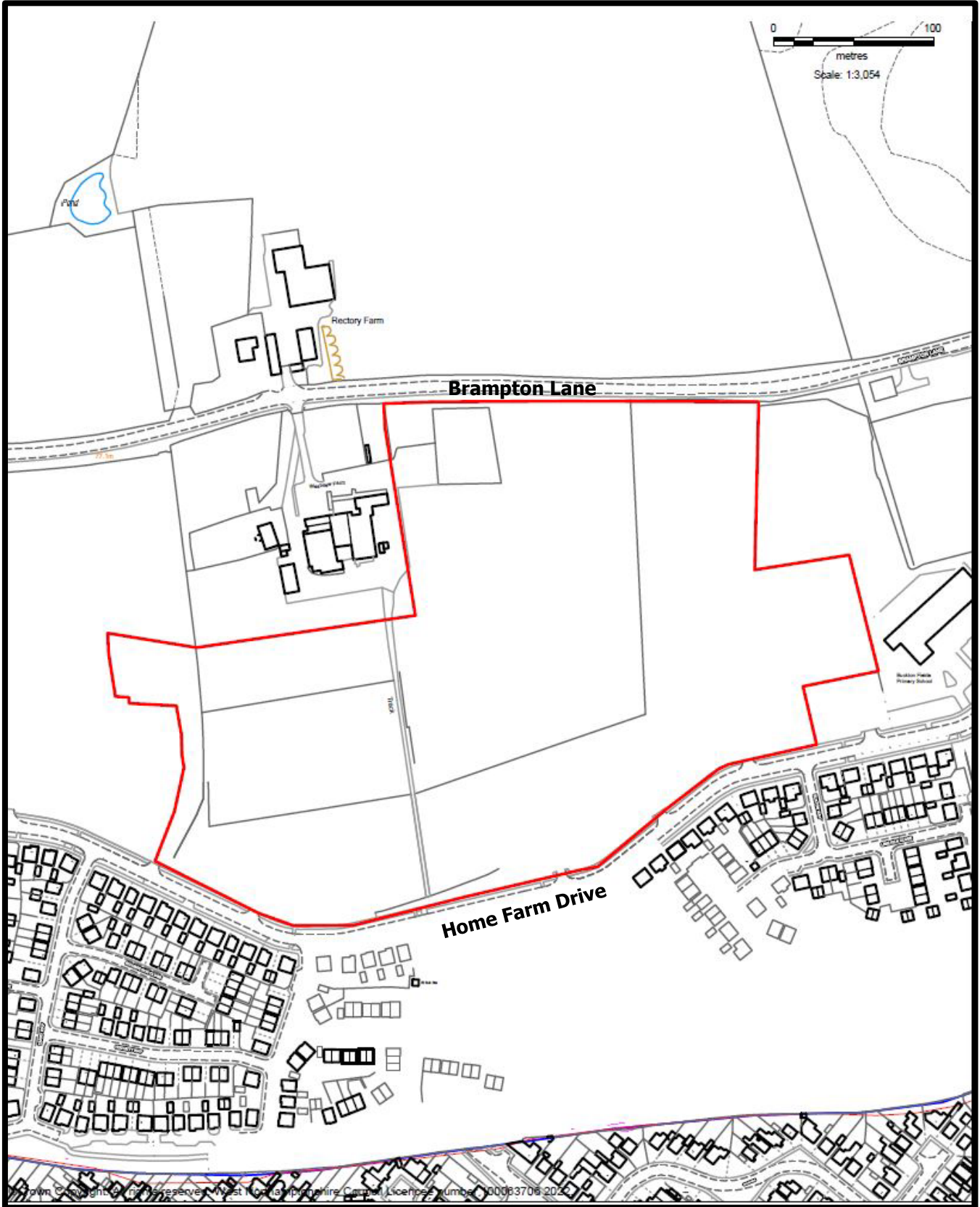
Reason: In the interests of providing an appropriate level and standard of affordable housing.

INFORMATIVES:-

As required by Article 35 of the Town and Country (Development Management Procedure) (England) Order 2015 (as Amended) the following statement applies: In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner with a view to seeking solutions to problems arising in relation to the consideration of this planning application.

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**Ward: Moulton**

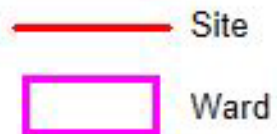


Town/Village: Boughton

Site Area: 9.45 ha

Grid Location: SP 265055 474150

Map Scale: 1:3054



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**Application Number:** WND/2021/0444

**Location:** Phase 3 Buckton Fields, Off Brampton Lane, Boughton

**Development:** Reserved matters application (appearance, landscaping, layout and scale) for the development of 262 dwellings including the community facility and apartments within the local centre (Phase 3) pursuant to outline approval DA/2011/0666 mixed use development comprising of up to 1050 dwellings (C3), B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure approval 6.11.2018 and approval of Condition 11 (boundary treatments), Condition 12 (street lighting), Condition 13 (finish floor levels – in part), Condition 17 (open space details), Condition 18 (engineering, highway, drainage and landscaping details), Condition 27 (electric charging), Condition 28 (tree protection), Condition 31 (badger mitigation) and Condition 32 (species survey).

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**Applicant:** Taylor Wimpey

**Agent:** CC Town Planning

**Case Officer:** Rebecca Grant

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**Ward:** Moulton

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**Reason for Referral:** Major Application

**Committee Date:** 14/02/2021

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

**RECOMMENDATION: THAT THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION BE GIVEN DELEGATED POWERS TO GRANT PLANNING PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS AND SATISFACTORY RESOLUTION OF SURFACE WATER DRAINAGE MATTERS.**

### **Proposal**

The application is a reserved matters application for 262 dwellings, within Phase 3 which is in the northern part of Buckton Fields Sustainable Urban Extension (SUE). Thirty-five percent (91 dwellings) will be affordable housing. The application also proposes a community facility within the local centre. Of the 262 dwellings, 60 will be apartments.

The application is considered to be in accordance with the Design and Access Statement approved under application DA/2011/0666.

### **Consultations**

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

- None

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

- Boughton Parish Council, Brixworth Parish Council, WNC Archaeology, WNC Ecology, WNC Landscape Officer, WNC Policy Team and the Local Highway Authority.

14 representations have been received raising **objections** on the following grounds;

- Design of apartments not in keeping and balconies will affect privacy of homeowners. Suggestion that the apartments are 2 storey only.
- Design of the apartments is too contemporary.
- Traffic as a result of the apartments and development.
- Two semi-detached properties are proposed along Home Farm Drive. This is not in keeping with the street scene where all dwellings are detached.
- Home Farm Drive will be unable to cope with the additional traffic.
- Do not wish to have apartments or affordable units within the development.
- The infrastructure in place does not support rapid expansion. Home Farm Drive which is the primary access road to all these developments is already a dangerous road with many cars parked on the road due to lack of parking spaces for newly build houses.
- Suggest adding another roundabout next to Smiths Farm would give another access point to Phase 3 and hopefully ease a bit of the congestion as shown below.

## **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
- Character of Development
- Highway Safety
- Impact upon Residential Amenity
- Landscape and Open Space
- Affordable Housing
- Discharge of Conditions

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 wider site is allocated as the Whitehill SUE under policy N8 of the West Northamptonshire Joint Core Strategy (WNJCS). Outline planning permission (ref DA/2011/0666) was approved in 2018 for the Sustainable Urban Extension (SUE) which



comprises up to 1050 dwellings, B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure.

- 1.2 This reserved matters application comprises residential parcels R3 and R4, as well as part of the area allocated as the Local Centre. Parcel R5 is covered by the replanned scheme under DA/2020/0840.
- 1.3 There is a resolution to grant planning permission (reference DA/2020/0840) to replan part of the Phase 3 wider site, removing the consented part and ride and care home, reducing the amount of employment land and providing up to 85 additional dwellings (over and above the consented 1,050 dwellings) on the site. At the time of drafting this report, the S106 is still being finalised.
- 1.5 Buckton Fields is located to the north of Northampton. To the east of the application is Buckton Fields East which is near completion. This was built under outline planning approval DA/2008/0500 and the relevant reserved matter applications. The northern edge of the site is bound by Brampton Lane, beyond which are open fields. Along this boundary is Smiths Farm shop, the Brampton Valley Way car park, and to the north west on the other side of Brampton Lane is the Windhover pub and Brampton View care home. To the south eastern corner is the recently opening Buckton Fields Primary School. The site slopes down to Welford Road. On the opposite side of Home Farm Close is further residential parcels under construction.

## **2. CONSTRAINTS**

- 2.1 No constraints within or adjacent to the site.

## **3. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1. The application is a Reserved Matters Application within Phase 3 of the SUE. The proposal is for 262 dwellings of which 91 units will be affordable. This equates to 35% affordable units.
- 3.2. The scheme will deliver:

Market dwellings:

1 bed apartment x 12  
2 bed apartment x 12  
3 bed dwelling x 92  
4 bed dwelling x 55  
Total 171

Affordable rent:

One bed apartment x 24  
Two bed apartment x 12  
Two bed dwelling x 26  
Three bed dwelling x 27  
4 bed dwellings x 2  
Total 91

- 3.3. The proposed dwellings are in a mix of apartments, semi-detached/terraced dwelling and detached dwellings. Most dwelling are 2 storey in height, with some 2.5 storey provided. Within the area allocated as the local centre (to the east of the application site), 3 blocks of 3 storey apartment blocks are proposed. This will comprise a total of 60 apartments.

- 3.4. Access to the site is taken from the spine road (Home Farm Drive) which runs from the east from Brampton Lane and then towards Welford Road to the west. The full length of Home Farm Drive is not yet open.
- 3.5. Three access points are taken off Home Farm Drive and these have ready been installed and approved under the spine road consent. There is a clear hierarchy of road typologies across the site, down to private driveways. All dwellings have off-road parking, some dwellings have garages. There are also visitor parking spaces across the site.
- 3.6. The site contains an area of open space in the northern part of the site. 3.2ha are proposed containing a Local Area of Play (LAP), a Local Equipped Area of Plan (LEAP) and a Neighbourhood Equipped Area of Play (NEAP). Further open space is provided to the west of the site, along with a primary foot and cycle link through the centre of the site which links the southern part of the SUE to the northern area and open space.
- 3.7. To the eastern part of the site a community centre is proposed. This is proposed near to the open space. Dedicated parking is proposed for the community centre.
- 3.8. The application also proposes to discharge a number of conditions attached to the outline consent.

#### 4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
DA/2007/1400	Residential development consisting of approximately 1050 dwellings with employment area (B1 use), local centre, primary school, care home, open space, structural landscaping, highways and drainage infrastructure works and a park and ride scheme (Retention of farm shop)(All matters reserved except for means of access) (in part)	Refused 9.09.2011
DA/2008/0500	Outline application for residential development consisting of up to 376 dwellings with Primary School, open space, structural landscaping, highways and drainage infrastructure works (all matters reserved except means of access) (in part) (Amended Scheme)  This application related to Phase 1 (known as Buckton Fields East)	Approved 3.12.2013
DA/2011/0666	Mixed use development comprising of up to 1050 dwellings (C3), B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and	Approved 6.11.2018

	drainage infrastructure. All matters reserved except access, internal spine road and development (layout, scale, appearance and landscaping) within the site area as defined on plan ref: P16-0295_17 (Revised scheme)	
DA/2013/0994	Reserved Matters submission for 376 dwellings, open space, structural landscaping, highways and drainage infrastructure works (all matters except access) pursuant to outline application DA/2008/0500	Approved 26.06.2014
DA/2020/0840	Outline application for mixed use development comprising of up to 85 dwellings, 1 Ha of employment land (Use Class E), public open space and associated highways and drainage infrastructure.	Resolution to approve subject to S106
WND/2021/0769	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to application DA/2011/0666 in relation to the local centre including the discharge of Condition 11 (boundary treatments), Condition 16 (opening hours), Condition 18 (in part – internal site layout and hard/soft landscaping), Condition 27 (electric vehicle charging points) and Condition 28 (protection to trees).	To be determined

## 5. RELEVANT PLANNING POLICY AND GUIDANCE

### Statutory Duty

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

### Development Plan

- 5.2. 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 15<sup>th</sup> December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted Daventry 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)

- 5.3. The relevant policies of the LPP1 are:

- SA Presumption in Favour of Sustainable Development
- S1 Distribution of Development
- S10 Sustainable Development Principles

- H1 Housing Density and Mix and Type of Dwellings
- H2 Affordable Housing
- N8 Northampton North of Whitehills Sustainable Urban Extension
- C1 Changing Behaviour and Achieving Modal Shift
- C2 New developments
- BN1 Green Infrastructure Connections
- BN2 Biodiversity
- BN7 Flood Risk
- BN9 Planning for Pollution Control

#### Daventry Local Plan (Part 2) (LPP2)

5.4. The relevant policies of the LPP2 are:

- H08 Housing Mix and Space Standards
- CW1 Health and Well Being
- CW2 Open Space Requirements
- ST1 Sustainable Transport Infrastructure
- EN1 Landscape
- ENV4 Green Infrastructure
- ENV5 Biodiversity
- ENV10 Design

#### Neighbourhood Plan (NHP)

5.5. Boughton does not have a neighbourhood plan.

#### **Material Considerations**

5.6. Below is a list of the relevant Material Planning Considerations

Supplementary Planning Guidance e.g. SPG on house extensions etc.  
 National Policies the National Planning Policy Framework (NPPF)  
 Chapter 2 Achieving sustainable development  
 Chapter 5 Delivering a sufficient supply of homes  
 Chapter 8 Promoting healthy and safe communities  
 Chapter 12 Achieving well-designed places

Technical Housing Standards – Nationally Described Space Standard (NSS, 2015)  
 National Design Guide 2019  
 Northamptonshire Parking Standards 2016  
 Local Highway Authority Standing Advice 2016

#### **Daventry Supplementary Planning Documents**

Biodiversity Supplementary Planning Document (2017)  
 Housing Supplementary Planning Document (2017)  
 Planning Out Crime in Northamptonshire (2004)

#### **6. RESPONSE TO CONSULTATION**

Below is a summary of the consultation responses in regards to the second round of consultation received at the time of writing this report. Responses are available to view in full via the online Planning Register.

Consultee Name	Comment
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Boughton Parish Council	<b>Comments:</b> The Parish Council are disappointed that there has not been more of an attempt to design the scheme more sympathetically to the environment. The Parish Council are concerned that the apartment blocks appear to retain a stark and urban appearance in what is a semi-rural location.
Brixworth Parish Council	<b>Comments:</b> The Parish Council make the following observations; The overall density of the residential units; The lack of amenity facilities; Vehicular impact on the surrounding highway infrastructure; Three storey apartments and its impact within the street scene; and Park and ride provision and the lack of a village centre.
WNC Local Highway Authority	<b>No objection</b> All matters regarding layout raised in the LHA's previous response have been addressed. POS – Football Pitch Football pitch removed from layout. No further comments. Cycle Path - It is acknowledged that the applicant has no control over the spine road and the spine road does not fall within this application. No further action possible regarding this previously raised matter. Vehicle Tracking - All acceptable. Highway Construction Details - Whilst the applicant has submitted information on typical highway construction details, these matters will be agreed as part of any subsequent Section 38 submission and associated technical audit rather than as part of a planning application. Parking - The LHA is content that parking has been provided in accordance with adopted parking standards. Visitor parking space has been distributed across the site and it is evident that further capacity is available for on-street parking. The LHA is supportive of the inclusion of EV charging infrastructure.
WNC Environmental Health	<b>No objection</b> No further comments. Will review discharges of conditions as and when they are submitted.
WNC Landscape Officer	<b>No objection</b> Recommends a condition regarding root protection areas.
WNC Ecology	<b>No objection</b> Pleased to see that hedgehog holes had been added to the close board fence specification (dwg STD/BOUND/06.2.1) and that the suggested seed mix changes had been incorporated into the soft landscaping plan dwg 21-050-05 rev C.
WNC Policy Team	<b>No objection</b> Make a number of comments on the housing mix, space standards and open space requirements.
Crime Prevention Design Advisor	No comments received on second round of consultation
Archaeology	Confirm that the archaeological mitigation work has started and good progress is being made with the work.

## **7. RESPONSE TO PUBLICITY**

7.1 14 representations have been received following the second round of consultation. These representations object to the proposal on the following grounds;

- Height of apartments. Suggestion that they should be 2 storey only.
- Loss of light caused by the apartments.
- Traffic as a result of the apartments.
- The apartments are too modern and do not blend into the existing development.
- Concern with balconies as they will affect privacy of homeowners.
- Brampton Lane is very congested now, at peak times queuing from Welford Road up the hill past the farm shop, and then from Harborough Road north roundabout back past the Home Farm Drive roundabout and then down the hill of Brampton Lane. Traffic in Home Farm Drive is very heavy as it is currently the only road in and out of the development. A serious consideration should be to install traffic calming measures throughout the whole length of Home Farm Drive to prevent it being a rat run.
- Two semi-detached properties are proposed along Home Farm Drive. This is not in keeping with the street scene where all dwellings are detached.
- Home Farm Drive will be unable to cope with the additional traffic.
- Do not wish to have apartments or affordable units within the development.
- Question whether the builders be extending play areas and the play park to accommodate for the number of dwellings and if the building design will stay in keeping with the current design and countryside feel to the development?
- The infrastructure in place does not support rapid expansion. Home Farm Drive which is the primary access road to all these developments is already a dangerous road with many cars parked on the road due to lack of parking spaces for newly build houses. Please note that this is even before Home Farm Drive is connected through from Welford Road to the main roundabout on Brampton Lane. Add to it a recently open primary school adding more pupils every year. Adding even more housing without proper infrastructure is inadvertently going to make this a very dangerous and congested road.
- Suggest adding another roundabout next to Smiths Farm would give another access point to Phase 3 and hopefully ease a bit of the congestion as shown below.

## **8. APPRAISAL**

### Principle of Development

8.1. The application site falls within the policy N8 allocation of the WNJCS. Policy N8 states that the development will make provision for:

- In the region of 1,000 dwellings;
- A primary school;
- A local centre to include local retail facilities of an appropriate scale (including a small convenience store), health care services and community facilities;
- Local employment opportunities;

- Financial contributions to off-site highways works to mitigate the impact of the development of the highway network including improvements to the Kingsthorpe Corridor (A508), the Cock Hotel junction and the North West Bypass;
- An integrated transport network focused on sustainable transport modes including public transport, walking and cycling with strong links to the adjoining neighbourhoods, employment areas and the town centre;
- Structural green space and wildlife corridors as indicated on the policies map;
- Open space and recreation provision;
- Archaeological and ecological assessment of the site and required mitigation;
- Flood risk management including surface water management and from all other sources.

8.2. The principle of the development on this site was established through the granting of outline planning permission in 2018 (planning application reference DA/2011/0666). Planning permission was granted for;

Mixed use development comprising of up to 1050 dwellings (C3), B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure. All matters reserved except access, internal spine road and development (layout, scale, appearance and landscaping) within the site area as defined on plan ref: P16-0295\_17 (Revised scheme)

8.3. The application is considered to be in accordance with Policy N8 of the WNJCS.

8.4. Other material considerations will now be discussed below, before all considerations are weighed in the planning balance towards the end of the report.

#### Impact upon character of the area

8.5. The principal of the layout was established through the granting of the outline consent which approved Condition 36 requiring all reserved matters applications shall not materially depart from the submitted Design and Access Statement.

8.6. The approved Design and Access Statement under application DA/2011/0666 states that 'proposals reflect a continuation of Buckton Fields East character and design, with large detached dwellings fronting the principal street set back behind a verge. Secondary streets create linkages to and from the principal street allowing access to dwellings. Generally, these routes are fronted by building densities which are tighter with semi-detached and terraced properties. The design of the development proposals are broadly based on the principles of perimeter blocks that provide a strong frontage to the public realm whilst protecting the amenity of existing residents'.

8.7. A total of 7 character areas were proposed within the Design and Access Statement approved under application DA/2011/0666. These are intended to show how variations in layout, form, appearance and function vary across the whole of the development.

#### Area 1 – Neighbourhood Focus

This forms the heart of the development and includes the local centre, primary school and an element of higher density housing.

#### Area 2 – Main Street West

Main Street travels through the development from Welford Road to the roundabout on Brampton lane.

#### Area 3 – Main Street East

Main Street East enters the site from Brampton Lane travel through the development to Welford Road.

#### Area 4 – Neighbourhood Core

This character area occupies the greatest portion of Buckton Fields. Perimeter blocks are bisected by smaller lanes and mews to create high permeability. Building range in height up to 3 storey and comprise of small terraces, townhouses and apartments with some detached and semi-detached building with lower density. Overall the density will be medium.

#### Area 5 – Harborough Road North

This area is located on the eastern edge of the development, along Harborough Road North, fronting the existing large detached and semi-detached houses. It forms the interface between old and new development.

#### Area 6 – Open Space/Countryside Edge

These occupy 3 separate zones. Relevant to this application is PO3 which is a large area of open space incorporating flood attenuation. Development will be lower density comprising large detached/semi-detached houses creating a linear rural land character fronting the open space.

#### Area 7 – Employment

The employment is located close to the junction with Welford Road, on a bus route making access to non-car users more convenient.

8.8. This approach was continued for Buckton Fields West within which Phase 3 falls. Phase 3 is within the following character areas;

8.9. Principle Street – land fronting Home Farm Close

Dwellings are predominately detached within spacious plots. 2 pairs of semi-detached properties are however proposed along the principle street. Each dwelling has a detached garage which is set back from the frontage. Dwellings are constructed in red brick with dwellings on corner/prominent positions being constructed in reconstituted brick. These dwellings have recon stone headers and cills around the windows. Mock Tudor effect panelling is used and follows the design principles of previous phases. Chimneys are used on key buildings. This detailing follows the approach on the opposite side of Home Farm Drive. Dwellings have individual access from Home Farm Drive.

8.10. Green Edge – land backing onto the open space to the north and also land fronting the pedestrian/cycleway which run through the development

Dwellings are predominately detached although there are some semi-detached dwellings and terraced dwellings are positioned along the green link within the central area of the development. Dwellings have a looser feel being accessed from a private drive. Each dwelling has a detached garage set back from the frontage. Dwellings are constructed in both buff and red brick with brick detailing around the windows. Amended plans are to be submitted illustrating dwellings with chimneys and the use of reconstituted stone.

8.11. Neighbourhood – general area between the principle street and green edge

With the neighbourhood area are a variety of house types, detached, semi-detached and terraces. There are also a variety of parking design, some with detached garages set



back from the frontage and some with parking to either the side, rear or front of the property.

- 8.12. Local Centre – to the east of the site, adjacent to the existing primary school  
Within the local centre three apartment blocks are proposed. One block fronts onto Home Farm Drive, one fronts Road 3 and the other is set back before the land allocated for the local centre units. A community centre building is also proposed within the local centre. This is set back from Home Farm Drive and is adjacent to the open space.
- 8.9 The proposed dwelling typologies have adopted a design approach which reflects that of the surrounding area, specifically the other parcels of Buckton Fields. The Design and Access Statement for the outline application included a materials schedule with a variety of facing bricks and roof materials. Red bricks are proposed along the spine road with Tudor mock panelling which was a design approach accepted on dwellings along the Spine Road on earlier phases. The neighbourhood area will also have red bricks with key buildings being in buff or stone effect. The green edge will also use stone effect bricks. A materials schedule has been submitted but this is yet to be approved and as such a condition requiring samples to be submitted is proposed.
- 8.13. The approved masterplan allocates an area within Phase 3 for a local centre including up to 70 residential units above the shops. The approach to this area has altered since the masterplan was approved. The area allocated for the local centre has been subdivided. Along the eastern boundary of the site, fronting Home Farm Drive will be a local centre. This is subject to a separate reserved matters application (WND/2021/0769) and has not yet been determined. Brixworth Parish Council raised concern with the lack of a village centre however this will be the centre of the development, where the local shops and amenities will be provided as well as the primary school, as set out on the approved masterplan. There will also be a community centre which has direct access to the open space.
- 8.14. This current reserved matters application wraps around the application site for the local centre. Three blocks of apartments are proposed, one fronting Home Farm Drive, one at right angles to it and one set back within the site. A community centre is also proposed within this area of the application site. The community building is set back from the frontage with Home Farm Drive and positioned near to the open space. This will allow users of the community centre convenient access to the open space if required. The provision of a free standing building that is separate to the local centre and residential uses ensures that the delivery and future management/ownership is simplified. The community centre is single storey and comprises a hall, a kitchen, a meeting room and toilets. Details for the management of the community centre are not yet available. There is a condition attached to the outline consent which requires this to be approved. The aim of the community centre is for use by the local community for parties, social activities etc. Car parking is available for users of the community centre.
- 8.15. Whilst the proposals for the local centre are not what was envisaged at outline stage, it is positive to see the local centre coming forward to serve the new residents of the development. The concept of residential units above the shops was not considered to be practical in this environment as it would result in a large 4 storey block, adjacent to the school and two storey dwellings, resulting in a development out of keeping with the character of Buckton Fields. As such the applicants have developed a concept of having the apartments in one location, adjacent to the local centre and primary school, in the heart of the development. The apartment blocks are three storey in order to give some prominence within the street scene but still respecting the character of the surrounding residential environment.

- 8.16. The design of the apartment blocks has been amended following concerns raised by officers and both Boughton and Brixworth Parish Councils. Both Parish Councils have raised concerns regarding the urban design of the apartments with Brixworth querying the 3 storey aspect of the apartments. The original design of the apartments was very symmetrical with very little variation in the articulation of the facades. The amended design has provided more articulation with variation in the windows design, balconies and projecting elements. A representation has been received with regards to potential overlooking from the balconies. The balconies only allow the doors to open inwards, they do not allow residents to sit out on the balcony. The view from the balcony is no different from that of a window and as such it is not considered that they will result in lack of privacy for existing residents.
- 8.17. The apartment blocks now have doors on the front elevation to provide active frontages to Home Farm Close and the highway. Pedestrian access is also available to the rear of the apartments to allow direct access from the parking area.
- 8.18. The parameter plans approved under the outline consent require the apartment blocks within the local centre to be under 14m. The scheme submitted illustrates the apartments to be 11.8m and consequently under the parameters of the outline scheme.
- 8.19. It should be noted that the outline consent approves up to 79 residential units (apartments) within the local centre. This reserved matters application only proposes 60 apartments and therefore is within the parameters of the outline consent. No further apartments are proposed via the local centre application (WND/2021/0769). This application is purely for the retail element.
- 8.20. A number of representations have been received in relation to the apartments stating that they are out of keeping with the area. It was always envisaged that apartments would be part of any reserved matters application so the principle was established at outline stage. As stated above, it was previously envisaged that apartments would be above the local centre however this would have resulted in an overly dominant building which would certainly have been out of keeping with the residential environment. It is considered that the revised design of the apartments is acceptable. A condition is proposed requiring samples of materials to be submitted and approved prior to works above slab level.
- 8.21. To the north of the site is a large area of public open space, including a NEAP, LAP and LEAP facilities, along with a drainage basin. This area of open spaces is proposed in the same location as indicated on the approved masterplan and as such is considered to be acceptable. A number of houses along the Green Edge front on to the open space in order to provide surveillance.
- 8.22. The proposed design approach for Phase 3 follows that approved for Phase 2 including;
- A principal avenue along the front edge of the site adjacent to the spine road with a strong building line and prominent street scene;
  - A neighbourhood character area with a mixture of dwellings including some higher density terraces/semi-detached dwelling pairs including houses of 2.5 storey design; and
  - A green edge character adjacent to the public open space areas with detached dwellings at a lower density with detached garages providing more space between dwellings.

- 8.23. A number of amendments have been made to the layout to address design issues. As a result of these amendments it is considered the design of the layout is acceptable. It will provide a variety of house types in order to create an interesting residential environment and one which has character and should provide legibility.
- 8.24. In order to ensure that the materials palette is acceptable, a condition is proposed to require details and samples of materials to be submitted.
- 8.25. With regards to density, Policy H1 of the West Northamptonshire Joint Core Strategy (WNJCS) requires development with Sustainable Urban Extensions (SUE) to achieve a minimum average density of 35 dwellings per hectare (dph).
- 8.26. Details have been submitted to illustrate the net density of the development to be 38dph. This is in accordance with Policy H1 of the WNJCS which requires a minimum average density of 35 dph. The masterplan envisaged a total of 294 dwellings within this phase however only 262 are proposed due to the requirements to fulfil Policy CW2 with regards to open space. It is therefore considered that the density of the site is acceptable.
- 8.27. The infrastructure for electric vehicle charging points will be provided to every property to allow future connection.
- 8.28. It is considered that the scheme now accords with the principles set out in the Design and Access Statement and the parameter plans. As such, the proposal is in accordance with Policy ENV10 of the Daventry Local Plan (Part 2).

#### Impact on Highway Safety

- 8.29. Policy C1 of the WNJCS states that priority will be given to proposed transport schemes that will contribute towards behavioural change by, inter alia, providing access by walking, cycling and public transport, maximising the use of existing capacity within the transport infrastructure and managing the demand for car based travel within urban area.
- 8.30. Policy C2 of the WNJCS expects new development to achieve modal shift targets set out in the JCS by maximising travel choices from non-car modes.
- 8.31. A Transport Assessment was approved under the outline planning application. This reserved matters application is in accordance with the principles established under the outline consent and approved Transport Assessment.
- 8.32. WNC Highways have made a number of comments on the application and have been involved throughout the consultation process. A number of amendments have been made to take account of comments raised by Highways with regards to highways safety. WNC Highways approve the submitted Travel Plan and satisfied that the condition can be discharged.
- 8.33. Access to the site is taken from the existing spine road (Home Farm Drive) which runs from the east from Brampton Road to the west towards Welford Road. Officers originally expressed concerns over the proposal to have individual vehicle accesses directly onto the spine road however the LHA accepted this design features as it replicates the access arrangement on plots directly opposite.
- 8.34. Parking has been designed in accordance with Northamptonshire Highway Parking standards. Parking is accommodated in the following ways; Largely on-plot behind building line. To the front of each dwelling in block of 4 allowing at least 2.7m between each group to enable correct design of dropped kerb and adequate landscape strips.

- 8.35. WNC Highways have confirmed that the revised layout has addressed all previous comments raised and as such is acceptable.
- 8.36. Brixworth Parish Council have raised an issue with vehicular impact on surrounding highway infrastructure. A number of representations have also been received in regards to traffic and congestion as a result of the new development. Traffic modelling was carried out at outline stage and the findings set out in the approved Transport Assessment. The impact of movements on the surrounding highway network were considered to be acceptable at outline stage. This reserved matters application approves the detailed design of the highway. The LHA have confirmed that the detailed design of the highway network is acceptable.
- 8.37. Brixworth Parish Council also raised a query in relation to the park and ride facility. This facility is within Phase 3 of Buckton Fields but not within this red line application site. Application 2020/0840 has a resolution to grant planning permission subject to finalising the S106. This application approves the removal of the park and ride facility. It was considered that removing the park and ride site would not have any adverse consequences for the traffic assessment. The LHA concluded that the change of land use to residential actually creates less peak trips than the Park & Ride would have and so is beneficial in terms of trip generation during the peak period.
- 8.38. Subject to final approval of WNC Highways, given that there are no highway reasons to warrant refusal of the application, the application is considered to be acceptable.

#### Impact upon residential amenity

- 8.39. The nearest residents to the development will be those living in the dwellings constructed to the south of Home Farm Drive. There is in excess of 20m between dwellings facing each other. Whilst the dwellings on the southern side of Home Farm Drive are set at a slightly lower level, this is not significant and it is therefore considered that the relationship between existing and proposed dwellings is acceptable.
- 8.40. With regards to levels on the site, these do vary and as such further details have been requested to ensure that there are no incidences of dwellings being overbearing upon each other.
- 8.41. A number of sections have been submitted to illustrate the relationship between dwellings where differences in levels is significant. There are only a limited number of examples where differences in levels could potentially be an issue. In order to limit the impact of differences in levels, a number of design solutions have been considered. For example, dwellings have been off set to reduce overlooking/overbearing, dwellings have been reoriented to limit the number of habitable windows facing each other and gardens have been tiered/stepped.
- 8.42. On balance, it is considered the layout has been designed to take account of levels and how dwellings will relate to each other in terms of overlooking and overshadowing. It is therefore considered that the proposal is in accordance with Policy ENV10 of the Daventry Local Plan (Part 2).

#### Landscape and Open Space

- 8.43. Policy ENV1 is concerned with ensuring that the proposal maintains the distinctive character and quality of the District's landscapes. ENV4 also aims to protect, enhance and restore the District's green infrastructure network.

- 8.44. The approved indicative Masterplan sets out the principles of development and provides an indication of where open space will be located.
- 8.45. Condition 17 of the outline planning consent specifically requires compliance with the adopted open space standards at the time of the reserved matters application.
- 8.46. Policy CW2 of the Part 2 Local Plan sets out the open space requirements for new development. A total of 3.2 ha of public open space is provided across the development. This consists of,
- 0.91ha Parks and Gardens
  - 0.92ha Amenity Open Space
  - 0.99ha Accessible Natural and Semi Natural Greenspace
  - 0.16ha Children and Young People
- 8.47. The main area of open space is provided in the northern part of the site adjacent to Brampton Lane. This area of open space will include a NEAP, LAP and LEAP along with a drainage basin and a large area of public open space. Ornamental tree planting and landscaping is also proposed across the site to enhance the visual appearance of the development.
- 8.48. There is also a primary pedestrian/cycle way green link running north/south through the site which provides a link from the open space to Home Farm Drive. This link is lined with trees and has dwellings fronting on to it to provide surveillance.
- 8.49. The level of open space provided is in accordance with Policy CW2 and is in fact over providing as the requirement is for 3.2ha. It is therefore considered that the level of open space is sufficient for the development.
- 8.50. Our Landscape Officer has been involved with the application and has no objection in principle to the proposals.
- 8.51. Given that the scheme complies with the parameters set in the outline planning approval with regards to open space, it is considered that the landscaping details are acceptable and as such in accordance with policy BN2 of the WNJCS and ENV1, ENV5 and CW2 of the Daventry Local Plan (Part 2).

#### Affordable Housing

- 8.52. The site falls within West Northampton Joint Core Strategy (WNJCS) policy H2 (Affordable Housing) which states that on all housing development of five or more dwellings in Northampton Related Development Area (NRDA), 35% should be provided as affordable housing.
- 8.53. The scheme will provide 91 affordable units (35%) which comprise;
- One bed apartment x 24
  - Two bed apartment x 12
  - Two bed dwelling x 26
  - Three bed dwelling x 27
  - 4 bed dwellings x 2
  - Total 91

- 8.54. The proposed dwellings are a mix of apartments, semi-detached/terraced dwelling and detached dwellings. All affordable dwellings will be tenure blind and will be spread across the whole of the development.
- 8.55. Policy H04 of Daventry's Housing SPD specifies a housing tenure mix of 70% rented and 30% intermediate housing for sites within the NRDA. This is currently still under discussion with the applicant.
- 8.56. The Affordable Housing Officer has confirmed acceptance of the approach and mix proposed. As with other SUE's, the mix of housing tenure is considered across the whole of the development rather than individual phases. It is therefore considered the proposal is in accordance with the principles of Policy H2 of the WNJCS.

#### Other considerations

- 8.57. National Space Standards - Policy H08 part Ciii) requires that all dwellings should meet the national space standards. The majority of the dwellings meet the minimum national space standards for the minimum number of people for each dwelling type. The applicant has worked with the LPA and increased the size of the two bed houses to meet the space standards as these were originally considerably below. The three bed dwelling is only slightly below standard and as such is considered to be acceptable.
- 8.58. Notwithstanding the above, we are unable to require the applicant to increase the size of these units as there were no conditions attached to the outline planning permission requiring the development to adhere to these requirements. Legal advice has been sought which concluded that there is a plethora of case law and appeal decisions which supports and confirms the position that prescriptive details cannot be imposed as requirements at reserved matters stage unless details were first secured as part of the outline planning permission. The reserved matters can only properly deal with those requirements set out in the Order. Provided the reserved matters application falls within the principle of what was approved as part of an outline planning permission (together with any relevant planning condition detail requirements) there is no ability to seek to impose further restrictive details.

#### Discharge of Conditions relating to original outline planning approval

- 8.59. The applicants propose to discharge a number of conditions attached to the outline planning approval. These are discussed below;
- 8.60. Condition 11 - boundary treatments  
The proposed boundary treatments follow the principles of the wider Buckton Fields development. Subject to a couple of minor amendments and receiving amended plans, the condition can be discharged.
- 8.61. Condition 12 - street lighting  
WNC's Adoption Team have advised the condition can be discharged.
- 8.62. Condition 13 - finish floor levels (in part)  
Details are considered to be acceptable and the condition can be discharged in relation to the built development.
- 8.63. Condition 17 – open space details  
Considered to be acceptable and the condition can be discharged.

- 8.64. Condition 18 – Engineering and construction drawings (highways, drainage and landscape details)  
Waiting for confirmation that the condition can be discharged.
- 8.65. Condition 27 - electric charging within local centre  
Infrastructure will be provided to enable future connection. Details provided and considered to be acceptable.
- 8.66. Condition 28 - tree protection  
WNC's landscape officer has confirmed that the tree protection measures are acceptable.
- 8.67. Condition 31 - badger mitigation  
A badger mitigation strategy has been submitted with the application in relation to the discharge of Condition 31. Updated badger investigations were undertaken during 2020/2021 on site. The report sets out the required mitigation and compensation measures required across the site, along with an ecological construction method statement. WNC's Ecologist has advised that the condition can be discharged.
- 8.68. Condition 32 - species survey  
WNC's Ecologist has advised that the updated species survey is sufficient for the condition to be discharged.

## **9. FINANCIAL CONSIDERATIONS**

- 9.1. CIL is payable at a rate of £1,478,301.30 for this development.

## **10. PLANNING BALANCE AND CONCLUSION**

- 10.1. The planning system is actively encouraged to assume a presumption in favour of sustainable development rather than being an impediment to sustainable growth. The site, being located with the Buckton Fields SUE will have a good level of accessibility and be within reasonable walking and cycling to the local centre. Taking the above into account, this development is considered to be acceptable.
- 10.2. The proposal has been designed in accordance with the parameter plans approved at outline stage and the indicative masterplan.
- 10.3. On balance, it is considered that the proposal is acceptable in planning terms and hence overall complies with policies SA, S1, S10, H1, H2, N8, C1, C2 and BN1, BN2, BN7 and BN9 of the West Northamptonshire Joint Core Strategy and policies ST1, H08, CW1, CW2, EN1, ENV4, ENV5 and ENV10 of the Settlements and Countryside Local Plan (Part 2) (February 2020).

## **11. RECOMMENDATION / CONDITIONS AND REASONS**

**DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO GRANT PLANNING PERMISSION SUBJECT TO:**

- 1. CONDITIONS AS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY); AND**
- 2. RECEIPT OF SATISFACTORY TECHNICAL APPROVAL IN RELATION TO SURFACE WATER DRAINAGE**

## Conditions

### Drawing Numbers

1. The development shall be carried out strictly in accordance with the following drawings;

#### Layouts:

Planning Statement

Location Plan 10055\_01 2

Planning Layout 10055-02 Rev B

Masterplan 10055-02.1 Rev A

Materials Dispersion Plan 10055/03 Rev A

Street Scenes 10055/05 Rev A

Refuse Plan 10055/07 Rev A

Character Zone Plan 10055/14 Rev A

Boundary Treatments Plan 10055/38.1 Rev A

Areas Plan 10055/48 Rev A

Charging Point Location Plan 10055/49 Rev A

#### House Types Pack:

Garages 10055/18 Rev A

Bin/Cycles 10055/07.1

Apartments 18 Block 10055/19.1 Rev A

Apartments 24 Block 10055/19.2 Rev A

NA20/7/PL2

NA20/7/PL3

NA44/7/PL1 A

NA44/7/PL2 A

NA44/7/PL3 A

NB31/7/PL1 A

NB31/7/PL2 A

NB31/7/PL3 A

NT41/7/PL1 A

NT41/7/PL2 A

NT41/7/PL3 A

PA21/7/PL2

PA21/7/PL3

PA33/7/PL2 A

PA33/7/PL3.1 A

PA33/7/PL3.2

PA34/7/PL2 A

PA34/7/PL3 A

PA42/7/PL3 A

PA44/7/PL1 A

PA44/7/PL2 A

PA44/7/PL3 A

PT36/7/PL1 A

PT36/7/PL2 A

PT36/7/PL3.1 A

PT36/7/PL3.2 A

PT36/7/PL3.3

Community Centre Plans & Elevations 2123-200 Rev A 3



Post & 3 Rail Fence Detail STD/BOUND/03.1  
 1800mm Close Board Fence Detail STD/BOUND/06.2.1  
 1200mm Ball Top Fence STD/BOUND/25.1  
 1500mm Ball Top Fence STD/BOUND 25.2  
 1800 Brick Wall Detail STD/BOUND/31.2  
 Post & Rail Gate Details STD/BOUND/GATE 01  
 Ecological Method Statement & Environmental Management Plan EDP7127\_R001  
 Rev D  
 Badger Mitigation Strategy EDP7127\_R002 Rev D  
 Site Sections (1 of 3) 20252-030 Rev B  
 Site Sections (2 of 3) 20252-031 Rev B  
 Site Sections (3 of 3) 20252-032  
 R3&4 Drainage Layout (1 of 5) 20252-100 Rev C  
 R3&4 Drainage Layout (2 of 5) 20252-101 Rev C  
 R3&4 Drainage Layout (3 of 5) 20252-102 Rev C  
 R3&4 Drainage Layout (4 of 5) 20252-103 Rev C  
 R3&4 Drainage Layout (5 of 5) 20252-104 Rev E  
 External Works (1 of 5) 20252-110 Rev A  
 External Works (2 of 5) 20252-111 Rev A  
 External Works (3 of 5) 20252-112 Rev A  
 External Works (4 of 5) 20252-113 Rev A  
 External Works (5 of 5) 20252-114 Rev C  
 Highway Construction Details 20252-300 Rev A  
 Drainage Construction Details 20252-301 Rev A  
 Basin 2 Detail 20252-330 Rev A  
 Basin 2 Calculations 15.05.21  
 Basin 3 Detail 20252-331 Rev A  
 Basin 3 Calculations 14.04.21  
 MicroDrainage Calculations  
 Tree Survey & Constraints Plan (1 of 2) 21-050-01  
 Tree Survey & Constraints Plan (2 of 2) 21-050-02  
 Detailed Soft Landscape Proposals (1 of 4) 21-050-03 Rev C  
 Detailed Soft Landscape Proposals (2 of 4) 21-050-04 Rev C  
 Detailed Soft Landscape Proposals (3 of 4) 21-050-05 Rev C  
 Detailed Soft Landscape Proposals (4 of 4) 21-050-06 Rev C  
 Tree Protection Plan (1 of 2) 21-050-07 Rev B  
 Tree Protection Plan (2 of 2) 21-050-08 Rev B  
 Long Term Landscape Management Plan 20051/DP/LMP001  
 Proposed Street Lighting Layout 8400-2518 Rev A

Reason: To ensure development is in accordance with the submitted drawings and to enable the Local Planning Authority to consider the impact of any change to the approved plans.

### **Hard landscaping**

2. Notwithstanding the Boundary Treatments Drawing 10055/38.1 Rev A prior to construction of the dwellings above slab/foundation level details of hard landscaping works shall be submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatments (including hedgehog holes), including full details of the proposed boundary walls, fences, railings and gates to be erected, specifying the colour of the railings and gates; footpaths. The hard landscaping works shall thereafter be completed in full accordance with the approved details prior to first occupation of the dwellings to which they relate.

Reason: Drawing 10055/38.1 Rev A is not acceptable in its current form as elements of enclosures are missing and in the interest of residential amenity further details are required in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

### **Removing Permitted Development Rights**

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no alterations shall be made to any means of enclosure hereby approved that front a highway, footpath or private drive, and no new means of enclosure shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts on to a highway, footpath or private drive, in either case without the prior written consent of the Local Planning Authority. For the avoidance of doubt, 'means of enclosure' shall include fences, gates, railings, walls or hedges. Any gates shall be set back 5.5m from the highway boundary.

Reason: In the interests of the visual amenity of the area and of highway safety and in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

### **Materials**

4. Notwithstanding Drawing 10055/03 Rev A (Materials Dispersion Plan) prior to construction of the dwellings above slab/foundation level samples (including photographs) of the materials to be used for the external surfaces shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: From the approved application details it is not possible to assess the appropriateness of the proposed materials without checking them on site and comparing them to their surroundings, to ensure the proposed materials are appropriate to the appearance of the locality. Because it can take up to 8 weeks to discharge a condition, it is recommended the samples are provided at least 8 weeks before they need to be ordered. In the interests of visual amenity of the area in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

### **Architectural Detailing**

5. Notwithstanding the approved plans, further information on addition of chimneys to house types PA34, PA44, NA44, NT41 and PT36 within the Green Edge and house types PT36, PA44, NB31, NT41, NA44 within the Principal Streets shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the buildings 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 ENV10 of the Settlements and Countryside Local Plan (Part 2).

### **Landscaping**

6. The submitted and approved landscaping scheme shall be implemented prior to the development, or any phase of the development, being first occupied/used, or in accordance with a programme submitted to and approved in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree or shrub, they, or any planted in replacement for them, are removed, uprooted or destroyed or die (or becomes in the opinion of the Local Planning Authority, seriously damaged or defective) another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of the visual amenity of the area and in accordance with Policy ENV1 of the Settlements and Countryside Local Plan (Part 2).

### **Use of garages**

7. The garages, parking spaces and turning areas shown on the approved plan(s) shall be constructed/laid out and surfaced in accordance with the approved drawings before the dwelling is first occupied and shall not thereafter be used for any purpose other than garaging/parking of private motor vehicles.

Reason: In the interests of residential amenity and the safety and convenience of users of the adjoining highway in accordance with Policies ENV10 and SP1 of the Settlements and Countryside Local Plan (Part 2).

### **Affordable Housing**

8. Prior to occupation of any dwelling, details of the affordable housing provision including the tenure split (70/30), which units are rented and intermediate and the phasing of the affordable housing 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 providing an appropriate level and standard of affordable housing.

### **Retaining walls**

9. Notwithstanding Drawings Site Sections 20252-030 Rev B, Site Sections 20252-031 Rev B, Site Sections 20252-032 and Site Section 20252-033 prior to construction of the dwellings above slab/foundation level, details of any retaining walls proposed shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenity of the area and in accordance with Policy ENV1 of the Settlements and Countryside Local Plan (Part 2).

### **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 ENV10 of the Settlements and Countryside Local Plan (Part 2)

### **Colour scheme for windows and doors**

11. Notwithstanding the submitted Materials Dispersion Plan 10055/03 Rev A all windows and front doors shall be finished in accordance with a colour scheme which shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason: In order to safeguard the visual amenities of the area in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2)

### **Community Centre**

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the proposed community centre shall be used only for purposes within Class F2 of the Town and Country Planning (Use Class) Order 1987 (as amended).

Reason: In order to secure a satisfactory mix and quantum of uses proposed within the local centre in accordance with the outline planning permission DA/2011/0666.

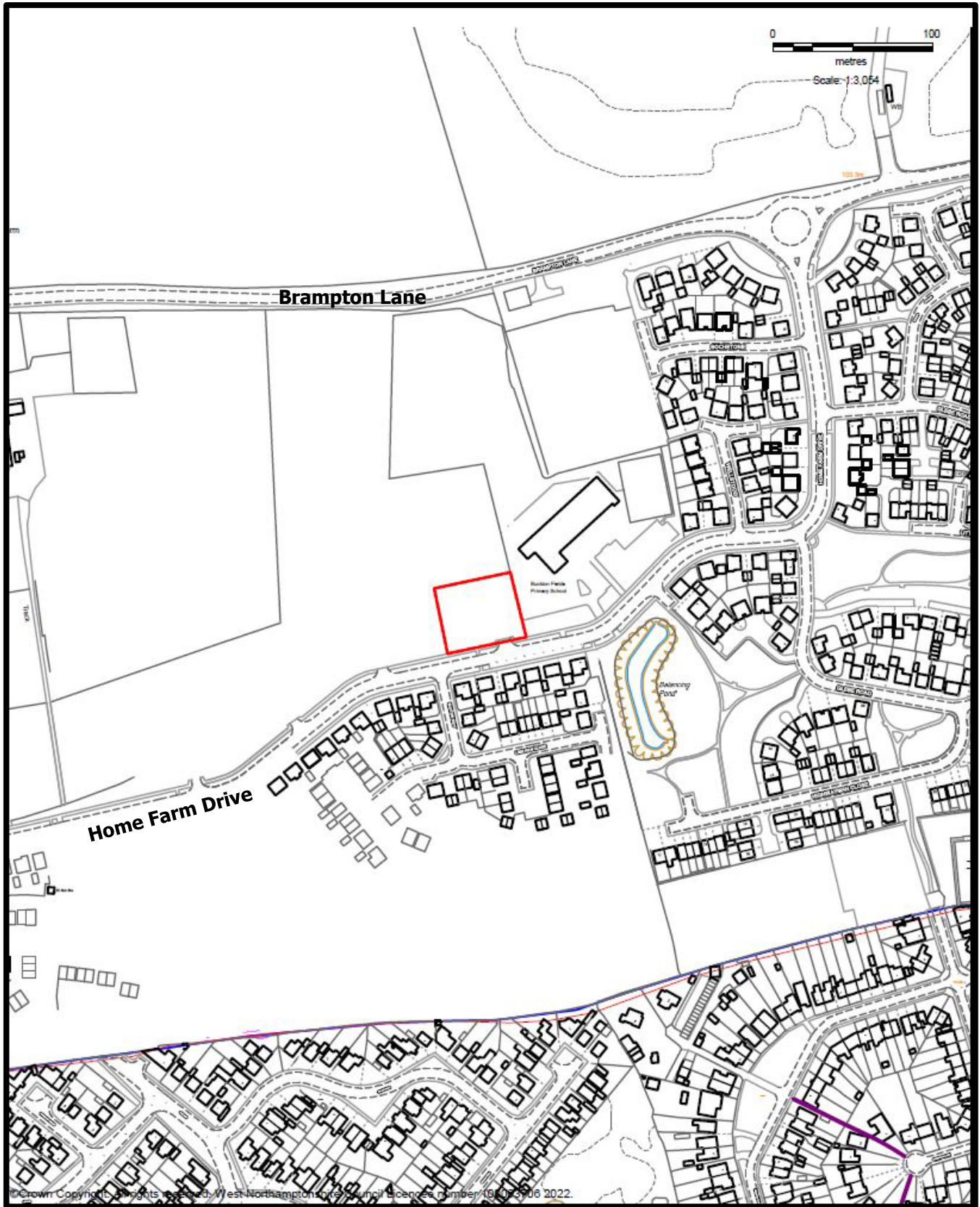
13. The proposed car parking area shown on the approved plans for the community centre shall be constructed/laid out and surfaced in accordance with the approved drawings before any part of the community building hereby approved in first occupied and shall not thereafter be used for any purpose other than parking for the community centre.

Reason: In the interest of safety and convenience of users of the adjoining highway and in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

### **NOTES**

As required by Article 35 of the Town and Country (Development Management Procedure) (England) Order 2015 (as Amended) the following statement applies: In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner with a view to seeking solutions to problems arising in relation to the consideration of this planning application.

**Ward: Moulton**

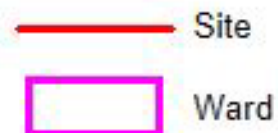


Town/Village: Boughton

Site Area: 0.21 ha

Grid Location: SP 265323 474579

Map Scale: 1:3054



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**Application Number:** WND/2021/0769

**Location:** Land adjoining the Primary School, Home Farm Drive, Boughton

**Development:** Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to application DA/2011/0666 in relation to the local centre including the discharge of Condition 11 (boundary treatments), Condition 16 (opening hours), Condition 18 (in part – internal site layout and hard/soft landscaping), Condition 27 (electric vehicle charging points) and Condition 28 (protection to trees).

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**Applicant:** Scott Davidson

**Agent:** Pegasus

**Case Officer:** Rebecca Grant

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**Ward:** Moulton

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**Reason for Referral:** Relates to Buckton Fields Sustainable Urban Extension

**Committee Date:** 14/02/2021

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

**RECOMMENDATION: THAT THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION BE GIVEN DELEGATED POWERS TO GRANT PLANNING PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS.**

### **Proposal**

The application is a reserved matters application for a local centre, within the northern part of Buckton Fields Sustainable Urban Extension (SUE).

The local centre will comprise of three units, unit 1 measuring 4200sqft, with units 2 and 3 both measuring 915sqft. A total of 30 car parking spaces will be provided, together with one electric vehicle charging point and 14 cycle spaces.

### **Consultations**

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

- Boughton Parish Council, Local Highway Authority, WNC Environmental Health, WNC Landscape Officer and WNC Policy Team.

One representation has been received raising concerns with the development

### **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
- Character of Development
- Highway Safety
- Impact upon Residential Amenity
- Landscape and Open Space
- Discharge of Conditions

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 wider site is allocated as the Whitehill SUE under policy N8 of the West Northamptonshire Joint Core Strategy (WNJCS). Outline planning permission (ref DA/2011/0666) was approved in 2018 for the Sustainable Urban Extension (SUE) which comprises up to 1050 dwellings, B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure. This development is known as Buckton Fields West.
- 1.2 Buckton Fields East has been constructed and is now completed. This was built out in accordance with the outline planning permission DA/2008/0500 and the subsequent reserved matters applications.
- 1.1 Buckton Fields is located to the north of Northampton. Brampton Lane is to the north of the site and Home Farm Drive to the south, beyond which is Phase 2 of Buckton Fields West which is under construction. To the east of the site is the primary school serving the development and to the west is Phase 3 of Buckton Fields. The reserved matters application for this site is to be determined.

### **2. CONSTRAINTS**

- 2.1 No constraints within or immediately adjacent to the site.

### **3. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1. The application is a Reserved Matters Application within Phase 3 of the SUE. The application proposes a local centre. The site plan shows the development of three retail units located adjacent to the northern boundary of the site, comprising a larger unit of approximately 390sqm (unit 1) and two smaller units approximately 85sqm each (units 2 and 3). The maximum ridge height of the units is 6.5m.
- 3.2. Unit 1 has been designed in conjunction with an end user for a convenience store. A service yard and delivery bay is proposed along the eastern boundary of the site.



- 3.3. Access is proposed via an existing constructed access from Home Farm Drive to the south. The access has tactile paving on both sides to promote pedestrian movements across the area.
- 3.4. 30 car parking spaces are proposed within the car park. A pedestrian walkway and connection has been provided from the car parking spaces through the centre of the site.
- 3.5. One rapid vehicle charging point is provided, as well as ducting to the two adjacent spaces to allow additional electric vehicle charging points to be installed to allow the future occupiers requirements to be met.
- 3.6. The units are proposed to be constructed using red brick pillars, areas of white render and a timber effect cladded entrance feature to unit 1.
- 3.7. Dedicated bin store areas are provided for units 2 and 3 along the western boundary.

#### 4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
DA/2007/1400	Residential development consisting of approximately 1050 dwellings with employment area (B1 use), local centre, primary school, care home, open space, structural landscaping, highways and drainage infrastructure works and a park and ride scheme (Retention of farm shop)(All matters reserved except for means of access) (in part)	Refused 9.09.2011
DA/2008/0500	Outline application for residential development consisting of up to 376 dwellings with Primary School, open space, structural landscaping, highways and drainage infrastructure works (all matters reserved except means of access) (in part) (Amended Scheme)  This application related to Phase 1 (known as Buckton Fields East)	Approved 3.12.2013
DA/2011/0666	Mixed use development comprising of up to 1050 dwellings (C3), B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure. All matters reserved except access, internal spine road and development (layout, scale, appearance and landscaping) within the	Approved 6.11.2018

	site area as defined on plan ref: P16-0295_17 (Revised scheme)	
DA/2013/0994	Reserved Matters submission for 376 dwellings, open space, structural landscaping, highways and drainage infrastructure works (all matters except access) pursuant to outline application DA/2008/0500	Approved 26.06.2014
DA/2020/0840	Outline application for mixed use development comprising of up to 85 dwellings, 1 Ha of employment land (Use Class E), public open space and associated highways and drainage infrastructure.	Resolution to approve subject to S106
WND/2021/0444	Reserved matters application (appearance, landscaping, layout and scale) for the development of 260 dwellings including the community facility and apartments within the local centre (Zone 3) pursuant to outline approval DA/2011/0666 mixed use development comprising of up to 1050 dwellings (C3), B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure approval 6.11.2018 and approval of Condition 11 (boundary treatments), Condition 12 (street lighting), Condition 13 (finish floor levels), Condition 17 (open space details), Condition 26 (secured by design details), Condition 27 (electric charging), Condition 28 (tree protection), Condition 31 (badger mitigation) and Condition 32 (species survey).	To be determined

## 5. RELEVANT PLANNING POLICY AND GUIDANCE

### Statutory Duty

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

### Development Plan

- 5.2. 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 15<sup>th</sup> December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted Daventry 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)

5.3. The relevant policies of the LPP1 are:

- SA Presumption in Favour of Sustainable Development
- S1 Distribution of Development
- S10 Sustainable Development Principles
- N8 Northampton North of Whitehills Sustainable Urban Extension
- C1 Changing Behaviour and Achieving Modal Shift
- C2 New developments
- BN1 Green Infrastructure Connections
- BN2 Biodiversity
- BN7 Flood Risk
- BN9 Planning for Pollution Control

Daventry Local Plan (Part 2) (LPP2)

5.4. The relevant policies of the LPP2 are:

- ST1 Sustainable Transport Infrastructure
- EN1 Landscape
- ENV4 Green Infrastructure
- ENV5 Biodiversity
- ENV10 Design

Neighbourhood Plan (NHP)

5.5. No neighbourhood plan

**Material Considerations**

5.6. Below is a list of the relevant Material Planning Considerations

Supplementary Planning Guidance e.g. SPG on house extensions etc.  
National Policies the National Planning Policy Framework (NPPF)  
Chapter 2 Achieving sustainable development  
Chapter 8 Promoting healthy and safe communities  
Chapter 12 Achieving well-designed places

National Design Guide 2019  
Northamptonshire Parking Standards 2016  
Local Highway Authority Standing Advice 2016

**Daventry Supplementary Planning Documents**  
Biodiversity Supplementary Planning Document (2017)  
Planning Out Crime in Northamptonshire (2004)

**6. RESPONSE TO CONSULTATION**

Below is a summary of the consultation responses in regards to the second round of consultation received at the time of writing this report. Responses are available to view in full via the online Planning Register.

Consultee Name	Comment
Boughton Parish	<b>Comments:</b> The opening hours are excessive. 7am-10pm would

Council	be more appropriate. Request that consideration be given to hours in which deliveries can be made, impact upon residents and congestion around the school. Also request the need for more than 1 electric charging point.
WNC Local Highway Authority	<b>Support:</b> Vehicles can access and exit the site without any issues.
WNC Environmental Health	<b>Comments:</b> Suggest a condition requiring a noise management plan be submitted as the end users is unknown.
WNC Landscape Officer	<b>Support:</b> The landscaping is satisfactory.
WNC Policy Team	<b>Support:</b> Supports the application provided the management arrangements are satisfactory and there are sufficient vehicle/cycle parking. One electric vehicle charging point is proposed and two adjacent spaces are to be supplied with ducting to allow future use. This is considered to be acceptable.
Crime Prevention Design Advisor	No comments received at time of drafting report

## 7. RESPONSE TO PUBLICITY

- 7.1 One representation has been received raising concerns on the following grounds;
- The planned retail units with access from Home Farm Drive is going to make the already congested road worse.
  - Considering the number of people using the shops and delivery vehicles will mean constant traffic. Add to that the bus route through Home Farm Drive and you have a snarled up main arterial road.
  - You need to change the customer entrance to these units via the Phase 3 development or by some other means. The Home Farm Drive entrance can then remain a gate delivery only entrance with strict timing and especially not during school/peak hours.

## 8. APPRAISAL

### Principle of Development

- 8.1. The application site falls within the policy N8 allocation of the WNJCS. Policy N8 states that the development will make provision for:
- In the region of 1,000 dwellings;
  - A primary school;
  - A local centre to include local retail facilities of an appropriate scale (including a small convenience store), health care services and community facilities;
  - Local employment opportunities;
  - Financial contributions to off-site highways works to mitigate the impact of the development of the highway network including improvements to the Kingsthorpe Corridor (A508), the Cock Hotel junction and the North West Bypass;

- An integrated transport network focused on sustainable transport modes including public transport, walking and cycling with strong links to the adjoining neighbourhoods, employment areas and the town centre;
- Structural green space and wildlife corridors as indicated on the policies map;
- Open space and recreation provision;
- Archaeological and ecological assessment of the site and required mitigation;
- Flood risk management including surface water management and from all other sources.

8.2. The principle of the development on this site was established through the granting of outline planning permission in 2018 (planning application reference DA/2011/0666). Planning permission was granted for;

Mixed use development comprising of up to 1050 dwellings (C3), B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure. All matters reserved except access, internal spine road and development (layout, scale, appearance and landscaping) within the site area as defined on plan ref: P16-0295\_17 (Revised scheme)

8.3. The outline permission grants permission for a local centre comprising A1, A2, A3, A4 and A5 uses. Condition 36 of the outline permission required all reserved matter applications submitted to not material depart from the submitted Design and Access Statement, dated August 2017, the Parameters Assessment Plan and the Indicative Masterplan, unless otherwise agreed in writing by the Local Planning Authority.

8.4. The parameters plan sets out that a local centre comprising an element of residential development of 1ha should be provided. It is noted that the site plan submitted illustrates an area of 0.3ha for the local centre. This reserved matters application should however be viewed in conjunction with the reserved matters application for Phase 3 (WND/2021/0444) which surrounds the application site to the north and west. The two applications contain the details for the combined local centre. The apartments and the community centre proposed in application WND/2021/0444 amount to approximately 1.3ha and therefore when viewed in conjunction with each other amount to just over 1ha and consequently in accordance with the parameters and masterplan.

8.5. The application is considered to be in accordance with Policy N8 of the WNJCS.

8.6. Other material considerations will now be discussed below, before all considerations are weighed in the planning balance towards the end of the report.

#### Impact upon character of the area

8.7. The approved masterplan allocates an area within Phase 3 for a local centre including an element of residential. The approach to this area has altered since the original masterplan was approved under application DA/2008/0500 and subsequently application DA/2011/0666.

8.8. As discussed above, the area allocated for the local centre has been subdivided. Along the eastern boundary of the site, fronting Home Farm Drive will be a local centre, the subject of this application. A further reserved matters application for the residential element in Phase 3 (WND/2021/0444) has been submitted. This application wraps around the site allocated for the local centre. Three blocks of apartments are proposed,

one fronting Home Farm Drive, one at right angles to it and one set back within the site. A community centre is also proposed within this area of the application site. The community building is set back from the frontage with Home Farm Drive and positioned near to the open space.

- 8.9. Whilst the proposals for the local centre are not what was envisaged at outline stage, it is positive to see the local centre coming forward to serve the new residents of the development. The concept of residential units above the shops was not considered to be practical in this environment as it would result in a large block, adjacent to the school and two storey dwellings, resulting in a development potentially out of keeping with the character of Buckton Fields. The parameters plan approved under the outline consent approves a building up to 14m in height. A building at this height would have a considerable impact upon the street scene and existing dwellings opposite. As such the applicants have developed a concept of having the apartments in one location, adjacent to the local centre and primary school, in the heart of the development. The apartment blocks are three storey, 11.8m in height, in order to give some prominence within the street scene but still respecting the character of the surrounding residential environment.
- 8.10. The proposed units are single storey with a maximum height of 6.5m. The units are proposed to be constructed using red brick pillars, areas of white render and a timber effect cladded entrance feature to unit 1. The materials were chosen to reflect the character of the residential properties directly to the south which are predominately red brick dwellings, with white rendered key plot on corners. They will also match the materials for the proposed dwelling adjacent to the site within Phase 3. It is however noted that the primary school adjacent to the site is a modern, two storey building constructed in buff bricks with elements of cream and blue panels. There are elements of buff brick and reconstituted stone in the local area and consequently the school blends in with this design approach. It is considered that the proposed materials are acceptable and will blend in with the emerging character of the area. A condition is proposed for a sample of the materials to be submitted and approved.
- 8.11. It is considered that the scheme now accords with the principles set out in the Design and Access Statement and as such is in accordance with Policy ENV10 of the Daventry Local Plan (Part 2).

#### Impact on Highway Safety

- 8.12. Policy C1 of the WNJCS states that priority will be given to proposed transport schemes that will contribute towards behavioural change by, inter alia, providing access by walking, cycling and public transport, maximising the use of existing capacity within the transport infrastructure and managing the demand for car based travel within urban area.
- 8.13. Policy C2 of the WNJCS expects new development to achieve modal shift targets set out in the JCS by maximising travel choices from non-car modes.
- 8.14. A Transport Assessment was approved under the outline planning application. This reserved matters application is in accordance with the principles established under the outline consent and approved Transport Assessment.
- 8.15. WNC Highways have made a number of comments on the application and have been involved throughout the consultation process. A number of amendments have been made to take account of comments raised by Highways with regards to highways safety.
- 8.16. WNC Highways approve the submitted Travel Plan and satisfied that the condition can be discharged.

- 8.17. Access to the site is taken from the existing spine road (Home Farm Drive) which runs from the east from Brampton Road to the west towards Welford Road. Parking has been designed in accordance with Northamptonshire Highway Parking standards. A total of 30 parking spaces are proposed of which are designed for disabled users. The aim of the local centre is to serve local need and therefore it is envisaged that the majority of users will walk to it. Cycle parking is also provided to the front of the site in a visible position.
- 8.18. WNC Highways originally raised concerns with tracking details for larger vehicles which may need to access the site for deliveries. Amended tracking details have been submitted which illustrates that a 12m rigid vehicle can access the site and loading area. WNC Highways have confirmed that the revised layout has addressed all previous comments raised and as such is acceptable.
- 8.19. Following concerns in relation to opening hours, the applicant has suggested that deliveries could be undertaken outside of the store opening hours. The LHA are not concerned when deliveries take place only that the delivery vehicle can access and exit the site without issue. The issue of delivery out of hours is more of a resident amenity issue and officers would not want out of hour's deliveries to take place due to the close proximity of residential properties. A condition is proposed in relation to delivery hours.
- 8.20. Given that there are no highway reasons to warrant refusal of the application, the application is considered to be acceptable.

#### Impact upon residential amenity

- 8.21. As discussed above, the principle of the use of the site for a local centre was established during outline stage with approval of the masterplan. The site has been designed to be set back from the highway to allow parking to the front of the unit which is visible to passing pedestrians, residents and customers to the local centre. Access is available from Home Farm Drive and also along the western boundary from the Phase 3 development.
- 8.22. The units are set back within the site which also limits any impact upon existing residents opposite the site.
- 8.23. On balance, it is considered the layout has been designed to take account the surrounding users, i.e. the primary school and existing residential properties and as such it is therefore considered that the proposal is in accordance with Policy ENV10 of the Daventry Local Plan (Part 2).

#### Landscape and Open Space

- 8.24. Policy ENV1 is concerned with ensuring that the proposal maintains the distinctive character and quality of the District's landscapes. ENV4 also aims to protect, enhance and restore the District's green infrastructure network.
- 8.25. Given the site confines, there is little opportunity for landscaping. A small area of landscaping is proposed with the eastern boundary, along the boundary with Home Farm Drive. A further hedgerow is proposed along the frontage of Home Farm Drive.
- 8.26. Given that the scheme complies with the parameters set in the outline planning approval with regards to open space, it is considered that the landscaping details are acceptable

and as such in accordance with policy BN2 of the WNJCS and ENV1, ENV5 and CW2 of the Daventry Local Plan (Part 2).

#### Discharge of Conditions relating to original outline planning approval

- 8.27. The applicants propose to discharge a number of conditions attached to the outline planning approval. These are discussed below;
- 8.28. Condition 11 - boundary treatments  
This is highlighted on drawing 2170-104. This is considered to be acceptable.
- 8.29. Condition 16 – opening hours  
The following hours are proposed – 07:00-23:00 Monday to Sunday. Originally the applicant proposed opening 24/7. Following negotiations due to concerns raised by the Parish Council and officers, this has been reduced to 7am to 11pm. Having reviewed opening hours at other local centres within the district, this is considered to be reasonable and as such the condition can be discharged.
- 8.30. Condition 18 (in part) – internal layout and hard/soft landscaping  
The submitted site plan demonstrates the carriageway and footpaths within the site. Hard landscaping is shown on the site plan and soft landscaping details are provided on the landscaping plan
- 8.31. Condition 27 - electric charging  
A single, rapid charger within the local centre is proposed. Ducting is however also being provided to the two adjacent spaces to allow additional electric vehicle charging points to be installed to allow the future occupiers requirements to be met.
- 8.32. Condition 28 - tree protection  
There are no trees or hedgerows on the site and therefore no protection measures are required in this phase.

### **9. FINANCIAL CONSIDERATIONS**

- 9.1. CIL payments is payable for this development at a rate of £36,120.00.

### **10. PLANNING BALANCE AND CONCLUSION**

- 10.1. The planning system is actively encouraged to assume a presumption in favour of sustainable development rather than being an impediment to sustainable growth. The site is located within the heart of the Buckton Fields SUE. The site will have a good level of accessibility and allow residents within the development to walk, cycle or drive to the local centre. The site is adjacent to the primary school and will therefore benefit from mixed trips. Taking the above into account, this development is considered to be acceptable.
- 10.2. The proposal has been designed in accordance with the parameter plans approved at outline stage and the indicative masterplan.
- 10.3. On balance, it is considered that the proposal is acceptable in planning terms and hence overall complies with policies SA, S1, S10, N8, C1, C2, BN1 and BN9 of the West Northamptonshire Joint Core Strategy and policies ST1, EN1, ENV4, ENV5 and ENV10 of the Settlements and Countryside Local Plan (Part 2) (February 2020).



## **11. RECOMMENDATION / CONDITIONS AND REASONS**

**DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO GRANT PLANNING PERMISSION SUBJECT TO: CONDITIONS AS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY);**

### **Conditions**

#### **Drawing Numbers**

1. The development shall be carried out strictly in accordance with the following drawings;  
2170-100 Existing Site Plan  
2170-103 Rev H Proposed Site Layout  
2170-104 Rev A Boundary Treatment Details  
2170-200 Rev E Proposed Floor Plan  
2170-201 Rev B Proposed Roof Plan  
2170-300 Rev B Proposed Elevations  
P21-2824\_01 Details Soft Landscape Proposals  
BFLC-BSP-ZZ-XX-DR-C-SK 192 Rev P03 Refuse Vehicle Auto Tracking  
Covering letter from Pegasus dated 23<sup>rd</sup> December 2021

Reason: To ensure development is in accordance with the submitted drawings and to enable the Local Planning Authority to consider the impact of any change to the approved plans.

### **Landscaping**

2. The submitted and approved landscaping scheme shall be implemented prior to the development, or any phase of the development, being first occupied/used, or in accordance with a programme submitted to and approved in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree or shrub, they, or any planted in replacement for them, are removed, uprooted or destroyed or die (or becomes in the opinion of the Local Planning Authority, seriously damaged or defective) another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of the visual amenity of the area and in accordance with Policy ENV1 of the Settlements and Countryside Local Plan (Part 2).

### **Materials**

3. Prior to construction works above slab/foundation level, samples (including photographs) of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: From the approved application details it is not possible to assess the appropriateness of the proposed materials without checking them on site and comparing them to their surroundings, to ensure the proposed materials are

appropriate to the appearance of the locality. Because it can take up to 8 weeks to discharge a condition, it is recommended the samples are provided at least 8 weeks before they need to be ordered. In the interests of visual amenity of the area in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

### **Hard landscaping**

4. The hard landscaping works shall be completed in full accordance with the approved details prior to first occupation of the units unless otherwise agree in writing by the Local Planning Authority.

Reason: In the interest of residential amenity in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

### **Street furniture**

5. Before any part of the building hereby approved is first occupied, full details of the proposed street furniture, including bollards and bench(es), shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented as approved.

Reason: In the interest of the visual amenity of the area in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

### **Signage**

6. Prior to first occupation of each unit, details of the proposed external, or externally visible, signage/advertisement for that unit, shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented as approved.

Reason: In the interest of the visual amenity of the area in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

### **Deliveries**

7. The operational servicing/delivery hours in connection with the proposed use hereby permitted shall only operate between the following hours and days; 06:00 – 23:00 hours Monday to Saturday and 08:00 – 16:30 hours on Sundays.

Reason: To protect the amenities of the locality and comply with the aims and objectives of the NPPF.

### **Extraction Details**

8. Prior to first occupation of each unit, details of any plant or ducting systems, including any as may be required for the treatment and extraction of fumes or odours, shall be submitted to and approved in writing by the Local Planning Authority. The plant and ducting shall be installed as approved, maintained in an appropriate condition and no changes shall be made without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenity of existing and future residents in accordance with Policy BN9 of the West Northampton Joint Core Strategy.

### **Car parking**

9. The proposed car parking area shown on the approved plans shall be constructed/laid out and surfaced in accordance the approved drawings before any part

of the building hereby approved in first occupied and shall not thereafter be used for any purpose other than deliveries to the building hereby approved.

Reason: In the interests of residential amenity and the safety and convenience of users of the adjoining highways in accordance with ENV10 of the Settlements and Countryside Local Plan (Part 2).

10. No display or storage of goods or materials or plant and equipment shall take place, other than within the buildings hereby approved or within the service yards shown on the approved plans.

Reason: In in the interests of visual amenity of the area in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

### **Unit 1**

11. There shall be no sub-division of proposed Unit 1, nor the amalgamation of any of the proposed units 2-3 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to secure a satisfactory mix and quantum of uses within the local centre in accordance with the outline planning permission.

### **Details of retaining structure**

12. Before any part of the building hereby approved is first occupied, full details of the retaining structure as identified on Drawing 2170—104 Rev A (Boundary Treatment Details), shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented as approved.

Reason: In in the interests of visual amenity of the area in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

### **Noise management plan**

13. Prior to the opening of any unit hereby approved a noise management plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include a scheme specifying the provisions to be made for the control of amplified music and patrons.

Reason: In the interests of safeguarding residential amenity and reducing pollution in accordance with BN9 of the West Northamptonshire Joint Core Strategy.

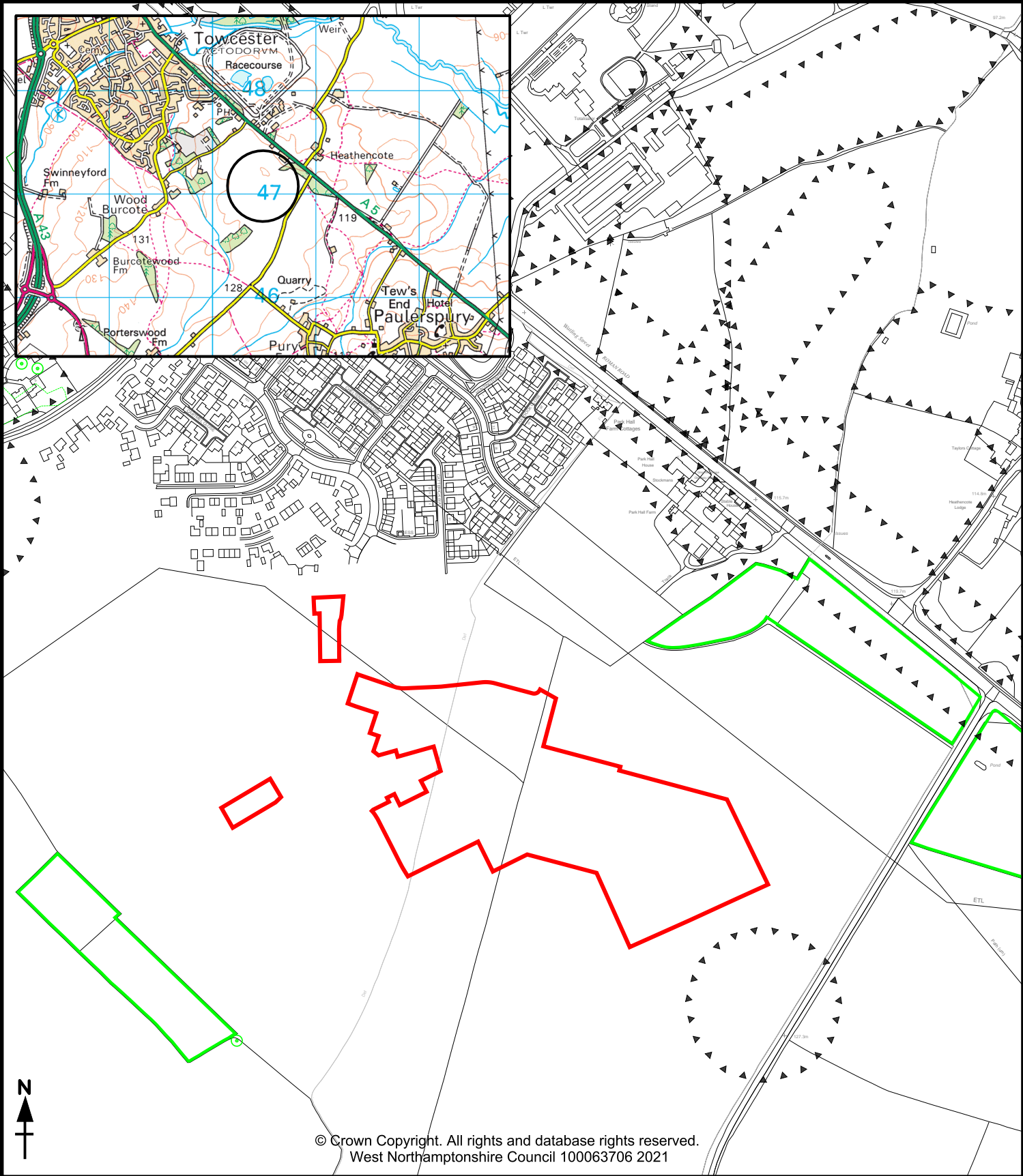
### **NOTES**

1. As required by Article 35 of the Town and Country (Development Management Procedure) (England) Order 2015 (as Amended) the following statement applies: In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner with a view to seeking solutions to problems arising in relation to the consideration of this planning application.
2. With regards the Use Class of the approved units, these are as approved in the outline planning consent DA/2011/0666.

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**Application Number:** WNS/2021/1570/MAF

**Parish:** Towcester CP



Town/Village: Towcester

Site Area: 5.6197 Ha


Grid Location: SP 70530 47048

Map Scale: 1:5000

 Site

 Site of Archaeological Asset

 Tree Preservation Order - Single

 Tree Preservation Order - Group

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**Application Number:** WNS/2021/1570/MAF  
**Location:** Land Adj Park Hall Farm Watling Street Heathencote  
**Proposal:** Residential development of 211 dwellings with associated access, parking, public open spaces, landscaping and other associated works.

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**Applicant:** Persimmon Homes Midlands

**Agent:**

**Case Officer:** Daniel Callis

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**Ward:** Towcester and Roade

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**Reason for Referral:** Major development

**Committee Date:** 14/02/2022

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

### **RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS/AND SUBJECT TO A S106 LEGAL AGREEMENT**

#### **Proposal**

Full planning application for the erection of 211 dwellings with associated access, parking, public open space, landscaping and other associated works.

The development would be integrated into, and take access through, the surrounding Sustainable Urban Extension (SUE) of 2,750 dwellings.

#### **Consultations**

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

- Highways, Towcester Town Council and Northamptonshire Archaeological Society

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

- Paulerspury Parish Council, WNC Planning Policy, WNC Strategic Housing, WNC Archaeology, WNC Ecology, WNC Environmental Protection, WNC External Funding, National Highways, Anglian water, Crime Prevention Design Advisor, Nene CCG, Towcester Local History Society

Comments from the Lead Local Flood Authority are still awaited.

10 letters 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:

- Principle of Development
- Highway safety, access and parking
- Character of the area
- Ecology
- Archaeology
- Drainage and flooding
- Noise, air quality and land contamination
- S106 contributions

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 consists of a parcel of land towards the eastern corner of the Towcester South SUE. The site itself is irregular in shape and extends to 5.67ha.
- 1.2 The site comprises a gently sloping field which is currently in agricultural use. There are no buildings or structures within the site.
- 1.3 The site sits fully within the boundaries of the wider SUE development and will be closely surrounded by built development on almost three sides. The southern boundary runs parallel with the new Towcester Relief Road and the south-western boundary adjoins a land parcel for employment use. The site also shares a boundary with the sports pitches to the east of the site and further to the north and west of the site are other residential, employment, community and educational uses – all which form part of the wider SUE development.

### **2. CONSTRAINTS**

- 2.1. The following constraints apply to the site:
  - The application site is within the allocated SUE.
  - The site is fully within Towcester Town Confines.
  - The site is adjacent to an area of Archaeological Interest.
  - The site is within 2km of 3 Local Wildlife Sites.
  - The site is fully within Flood Zone 1 (lowest risk)

### **3. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1. The development is for 211 dwellings, comprising a mixture of 1 and 2 bedroom flats and 2, 3 and 4 bedroom dwellings. The scheme proposes 40% affordable housing (84 units), made up of 1 and 2 bedroom flats, 2 bedroom bungalows and 2, 3 and 4 bedroom



houses. The affordable units are split into 5 separate clusters spread across the site. The overall density of development is 43.1 dwellings per hectare.

- 3.2. The proposal also includes provision of a 'local equipped area of play' (LEAP) and a separate dedicated 'teenage zone', as well as some modest areas of public open space.
- 3.3. *Timescales for Delivery:* The applicant/agent has advised that, in the event that planning permission is granted, they anticipate development commencing by Summer 2022 with the first houses being occupied by the end of 2022.

#### 4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
S/2007/0374/OUT WNS	Outline planning application for the Towcester South SUE, comprising up to 2,750 dwellings, 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 27 <sup>th</sup> March 2015

#### 5. RELEVANT PLANNING POLICY AND GUIDANCE

##### Statutory Duty

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

##### Development Plan

- 5.2. 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 15<sup>th</sup> 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)

5.3. 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
- S10 – Sustainable Development Principles
- S11 – Low Carbon and Renewable Principles
- H1 – Housing density and mix and type of dwellings
- H2 – Affordable housing
- BN1 – Green infrastructure connections
- BN2 – Biodiversity
- BN7A – Water Supply, Quality and Wastewater Infrastructure
- BN7 – Flood risk
- INF2 – Contributions to Infrastructure Requirements
- T1 – Spatial strategy for Towcester
- T3 – Towcester South Sustainable Urban Extension

### South Northamptonshire Local Plan (Part 2) (LPP2)

5.4. The relevant policies of the LPP2 are:

- SS1 (settlement hierarchy)
- SS2 (general development and design principles)
- LH1 (residential development inside and outside settlement confines)
- LH8 (affordable housing)
- LH10 (housing mix and type)
- SDP2 (health facilities and wellbeing)
- INF1 (infrastructure delivery and funding)
- INF4 (EV charging points)
- GS1 (open space, sport and recreation)
- HE2 (scheduled ancient monuments & archaeology)
- NE4 (trees, woodlands and hedgerows)
- NE5 (biodiversity and geodiversity)

### Paulerspury Neighbourhood Plan (NHP)

5.5. The site falls within the designated area for a Paulerspury Neighbourhood Plan, which was formally designated by SNC in September 2017. There has not been any further progress on developing the Neighbourhood Plan since the initial designation, so there are no relevant policies to apply.

### **Material Considerations**

5.6. Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Supplementary Planning Guidance

- Parking: Standards and Design (SPD)
- Developer Contributions (SPD)
- Housing (SPD)
- SNC Design Guide

## 6. RESPONSE TO CONSULTATION

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, via the online Planning Register.

Consultee Name	Comment
Towcester Town Council	<p><b>Object</b> The development no longer meets the original brief of a mixed-use development offering community facilities.</p> <p>Should the WNC Strategic Planning Committee approve the application, the Town Council would expect the S106 and CIL Funding generated by the development to be allocated to support overstretched community facilities, i.e. medical services and secondary education.</p>
Paulerspury Parish Council	<p><b>No objection</b> The site is a long distance from the town centre, so will add to car journeys within the town (rather than walking/cycling).</p> <p>The loss of employment land within the SUE will result in more out-commuting. Lack of public transport connections. Additional pressure on already congested local road network.</p> <p>Impact upon archaeology should be properly considered and mitigated.</p> <p>Overall quantum of development within the SUE should not exceed the provisions of WNC policy T3(a) and approval of this scheme should not detrimentally impact the delivery of the SUE already consented.</p>
WNC Planning Policy	<p><b>No objection</b> The principal of development is generally compliant with Policy. Approval of this scheme should not detrimentally impact the delivery of the SUE already consented.</p>
WNC Highways	<p><b>Objection</b> The Transport Statement is not acceptable. Also made comments on the proposed highway layout.</p> <p><i>Comments on revised Transport Statement and amended layout and are currently awaited.</i></p> <p>Request financial contribution towards provision of public transport.</p>
WNC Archaeology	<p><b>No objection</b> Request conditions for further archaeological investigation.</p>
WNC Strategic Housing	<p><b>No objection</b> Previously commented on the mix of affordable units proposed.</p> <p><i>Officers are currently awaiting a revised response based on the amended scheme.</i></p>

WNC Environmental Protection	<b>No objection</b> Request conditions relating to: noise; construction management; land contamination, and; EV charging
WNC Ecology	<b>No objection</b> Notes that the proposal results in the loss of a length of 'important hedgerow' and requests that no further loss occur within the wider SUE.  Highlights that future submissions should be guided by the mitigation measures detailed in the Environmental Statement and Green Infrastructure Strategy that was submitted with the outline application and the site wide Ecological Mitigation and Enhancement Plan (EMP) by BSG ecology dated 22nd May 2017.
WNC External Funding Partnership	<b>No objection</b> Request financial contributions towards primary education, secondary education, early years education, libraries. Also, request provision of 4 fire hydrants within the site, to be secured via condition.
National Highways	<b>No objection</b> Request Conditions
Crime Prevention Design Advisor	<b>No objection</b> This layout has a number of design features which do nothing to reduce opportunities for crime and in some respects positively encourage it. There is an extensive use of rear parking courts with inadequate overlooking from within the dwelling Where rear alley way access points are mid-way between parking bays this can create problems, especially if bin access is denied. This should be considered. The access points should be secured with a key operable mortice lock operable from both sides for convenience. There are metal full height gates shown on the drawings for the apartment blocks, which should be lockable in a similar way.
Anglian Water	<b>No objection</b> Request conditions relating to foul and surface water drainage
Lead Local Flood Authority	<b>No response yet received</b>
NHS Northamptonshire CCG	<b>No objection</b> Request financial contribution towards provision of primary healthcare facilities in the local area to off-set the increased demand
Towcester Local History Society	<b>No objection</b> The southeast corner of the development area is clearly a significant Iron Age / Early Roman settlement
Northamptonshire Archaeological Society	<b>Objection</b> The amount of archaeology identified in the evaluation process is of local and regional importance, having the potential to significantly increasing our understanding and insight into the expansion of the Catuvellauni into this area. We are concerned to that not enough consideration is being given to proper excavation, especially since so much evidence will be destroyed by this development.

## 7. RESPONSE TO PUBLICITY

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

### 7.1. There have 10 objections, raising the following comments:

- Loss of open countryside

- Impact on already congested local traffic
- Potential harm to the neighbouring property in Pontefract Avenue (plot 582) – request a brick wall to their boundary at least 2m tall
- Reducing the land available to deliver the employment will make it too cramped and, therefore, unattractive (compromising viability)
- Local infrastructure already struggling to cope with growing population
- Loss of farmland/agricultural livelihoods

## 8. APPRAISAL

### Principle of Development

#### *Housing delivery*

- 8.1. Policy SS1 of the LPP2 advises that proposal for new development will be directed towards the most sustainable locations in accordance with the District's settlement hierarchy with Towcester identified as a top tier, first category settlement.
- 8.2. The site falls within the Towcester town confines, as set out in 'Inset 76' of the LPP2. LPP2 Policy LH1 states that "*Residential development within town and village confines as defined on the Proposals Map, and within the boundary of the NRDA will be acceptable in principle where it:*
- a) provides for an appropriate mix of dwellings in accordance with Policy LH10 of this Plan; and*
  - b) would not result in harm to the character of the area or the loss of public or private open spaces that contribute positively to the local character of the area (including residential gardens); and*
  - c) does not need substantial new infrastructure or other facilities to support it; and*
  - d) would not displace an existing viable use such as employment, leisure or community facility"*
- 8.3. The Towcester South SUE itself is subject of Policy T3 of the LPP1 which makes provision for "*in the region of 3,000 dwellings – of which a minimum of 2,100 are to be delivered during the plan period to 2029*". The existing outline planning permission is for up to 2,750 dwellings. The additional 211 proposed here would take the total to 2,961, which is still within the policy expectation.
- 8.4. Overall, therefore, the proposal is considered to comply with the Development Plan policies relevant to housing delivery.

#### *Impact on other requirements for the SUE*

- 8.5. With regard to Policy T3, there is a requirement for "*at least 15.5Ha of employment land*" within the SUE. However, rather than stipulating an amount of land for employment, the outline planning permission (S/2007/0374/OUTWNS - condition 3) set a maximum floor area of employment [emphasis added], and the respective breakdown of that floor area into use classes (B1, B2 and B8).
- 8.6. There are two areas of employment land reserved in the masterplan for the overall SUE, one towards the eastern end, near the A5, and another, larger, area towards the western end near the A43. The applicant has conducted a more detailed assessment of the amount of land required to deliver the floor space needed in the eastern employment area and concluded that the area earmarked in the SUE masterplan is larger than necessary.

- 8.7. In addition, Policy T3 requires provision of 2 mixed use local centres within the SUE. The outline planning permission for the wider SUE again stipulates (condition 29) maximum floor areas for the various uses (retail, public house, nursery, etc.) for the 'Main Local Centre' within the Eastern Mixed-Use Area. This would only occupy a small proportion of the mixed-use area earmarked in the SUE masterplan. As a mixed-use area, the remainder of this area would always have been acceptable for residential use.
- 8.8. In light of the above, the proposal does not prevent or obstruct the delivery of the important supporting non-residential uses within the extant outline permission for the wider SUE. There would be no loss of employment, retail or other uses already stipulated in the outline permission.
- 8.9. In addition, the proposal does not impinge upon any of the strategically important areas of open space, children's play or formal sport facilities within the SUE.

#### *Summary*

- 8.10. The proposal is for additional housing over and above the 2,750 dwellings approved in the extant outline planning permission. The overall quantum of development remains within and compliant with the requirements of LPP1 Policy T3. The scheme makes use of land which is otherwise surplus to the requirements of delivering the extant outline permission and does not prevent or obstruct any of the necessary elements of that permission. The site is within the town confines and the scheme is compliant with relevant policies for housing delivery. Overall, therefore, the general principle of the proposal is considered acceptable (subject to assessment of individual materials considerations below).

#### Highway safety, access and parking

- 8.11. The application takes access from the main spine roads through the wider SUE. All accesses are considered satisfactory and to comply with the Local Highway Authority's adoption standards for safety, etc. Within the site the road layout reflects the hierarchy of the wider SUE and is considered acceptable.
- 8.12. The layout provides for strong pedestrian and cycle connection with the wider SUE (both adjoining parcels of housing and adjacent open spaces). The site is in close proximity to the new primary school, local centre and employment land, as well as the future bus stops on the SUE's primary spine road (to be installed once the first section of the relief road opens), all of which should encourage the use of alternative modes of transport to the private car.
- 8.13. In terms of wider impacts on the local highway network, the applicant has submitted a revised Transport Statement. The Local Highway Authority has been re-consulted and their comments are awaited. An update will be provided as a written or verbal update to the Committee meeting.
- 8.14. The parking layout has been designed in line with the adopted Parking Standards SPD. Allocated residential parking is to be provided at a rate of 1 no. car space per 1 bedroom dwellings, and 2 no spaces per dwelling for units with 2 or more bedrooms. Some larger dwellings also have a garage.
- 8.15. Cycle parking spaces for individual dwellings will be provided within the curtilage of the dwelling. Cycle parking is either accommodated within garages, sheds or with apartments provided in a secure communal facility.

- 8.16. In light of the above, and subject to the awaited response from the LHA to the amended Transport Statement, the proposed development is considered to be compliant with Policies S10 and T4 of the adopted LPP1 and Policies SS2 and INF4 of the adopted LPP2.

#### Impact on Character of Area

- 8.17. The site lies fully within the envelope of the SUE (defined by the new relief road currently under construction), being land previously reserved for delivering employment and mixed-use development. As a result, built development on this site is already anticipated, and the resulting impact of loss of open countryside accepted.
- 8.18. In terms of the impact upon and relationship with the surrounding SUE development, the proposed house types are predominantly duplications of those already approved on previous phases of the SUE development, with matching material palettes and detailing. As a result, the proposed development fully accords with the Design Code for this part of the SUE and would blend seamlessly with the adjoining parcels of development.
- 8.19. The proposals do include some 3 storey apartment blocks, which are not something experienced previously on the SUE. However, these blocks have been carefully designed and will represent a high-quality addition to the development, helping to add variety and visual interest, act as landmark buildings and secure a strong sense of place in the 'core' area of the SUE around the primary school, local centre (which is also expected to deliver 3 storey development) and employment land.
- 8.20. Overall, therefore, the proposal is considered to comply with LPP2 Policy SS2.

#### Impact on archaeology

- 8.21. The site has been subject to geophysical survey and a limited amount of trial trenching. These works have identified, but not closely defined, an area of late Iron Age/early Roman occupation which lies in the southern part of the application area and extends into the adjacent site, where sports pitches are to be located. In the area of the sports pitches the site is to be preserved but this is not feasible for the residential proposals.
- 8.22. The central/western part of the site has been excavated but the resulting report not yet published. This excavation was focused on a drove way but also found evidence for occupation and burial activity dating from the Iron Age. A narrow strip along the southern edge formed part of a second investigation area, also not yet published; this identified pits, postholes and a probable kiln.
- 8.23. Mitigation in the form of open area investigations is, therefore, required for the application site. Excavations on other areas of the Towcester Vale development has demonstrated that while the geophysics results are generally helpful, they do not always show clearly the extent of settlement areas, and the geophysics cannot, therefore, be taken to show the whole extent of the settlement in the south eastern part of the application site. The mitigation strategy, therefore, will need to take account of this and allow contingency measures to extend open area investigations where the archaeological remains can be seen to continue outside initial areas.
- 8.24. Notwithstanding this, WNC Archaeology are satisfied that the potential archaeology does not represent an over-riding constraint to development, provided that adequate provision is made via condition for the investigation and recording of any remains. As a result, the proposal is considered to accord with Policy HE2 of the LPP2 and NPPF paragraph 205.

## Ecology Impact

### *Legislative context*

- 8.25. The Conservation of Habitats and Species Regulations 2017 provide for the designation and protection of 'European sites' and 'European protected species' (EPS). Under the Regulations, competent authorities such as the Council have a general duty to have regard to the EC Habitats Directive and Wild Birds Directive.
- 8.26. In terms of EPS, the Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in the Regulations, or pick, collect, cut, uproot, destroy, or trade in the plants listed therein. However, these actions can be made lawful through the granting of licenses by the appropriate authorities by meeting the requirements of 3 strict legal derogation tests:
- a. Is the development needed to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment?
  - b. That there is no satisfactory alternative.
  - c. That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

### *Policy Context*

- 8.27. Paragraph 170 of the NPPF states that Planning policies and decisions should contribute to and enhance the natural and local environment by (amongst others): a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and d) minimising impacts on and providing net gains for biodiversity. Paragraph 175 states that planning authorities should refuse planning permission if significant harm to biodiversity cannot be avoided, adequately mitigated, or, as a last resort, compensated for and should support development whose primary objective is to conserve or enhance biodiversity. Opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 8.28. Paragraph 180 of the NPPF states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should (amongst others) limit the impact of light pollution from artificial light on nature conservation.
- 8.29. National Planning Practice Guidance (PPG) states that Local Planning Authorities should only require ecological surveys where clearly justified, for example if there is a reasonable likelihood of a protected species being present and affected by development. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity.
- 8.30. Policy NE3 of the LPP2 seeks to conserve and wherever possible enhance green infrastructure. Policy NE4 seeks to protect and integrate existing trees and hedgerows wherever possible and requires new planting schemes to use native or similar species and varieties to maximise benefits to the local landscape and wildlife. Policy NE5 requires that proposals aim to conserve and enhance biodiversity and geodiversity in order to provide measurable net gains. Development proposals will not be permitted



where they would result in significant harm to biodiversity or geodiversity, including protected species and sites of international, national and local significance, ancient woodland, and species and habitats of principal importance identified in the United Kingdom Post-2010 Biodiversity Framework.

- 8.31. Policy BN2 of the LPP1 states that development that will maintain and enhance existing designations and assets or deliver a net gain in biodiversity will be supported. Development that has the potential to harm sites of ecological importance will be subject to an ecological assessment and required to demonstrate: 1) the methods used to conserve biodiversity in its design and construction and operation 2) how habitat conservation, enhancement and creation can be achieved through linking habitats 3) how designated sites, protected species and priority habitats will be safeguarded. In cases where it can be shown that there is no reasonable alternative to development that is likely to prejudice the integrity of an existing wildlife site or protected habitat appropriate mitigation measures including compensation will be expected in proportion to the asset that will be lost. Where mitigation or compensation cannot be agreed with the relevant authority development will not be permitted.

#### *Assessment*

- 8.32. Natural England's Standing Advice states that an LPA only needs to ask an applicant to carry out a survey if it's likely that protected species are present on or near the proposed site.
- 8.33. The application is supported by a detailed Ecological Appraisal which concluded that:
- The loss of arable agricultural land has a negligible impact
  - There will be a loss of existing hedgerow and two trees
  - There will also be loss of low grade potential habitat for brown hare, harvest mouse, hedgehog and polecat
  - There would be an impact upon badgers, but unlikely to require mitigation
  - The loss of existing hedgerow may affect bat commuting routes
  - Low level impact upon nesting birds and reptiles
- 8.34. In terms of mitigation and enhancement, the scheme proposes:
- Retention of part of the existing hedge and 2 mature trees
  - A range of new habitats, including 2 new lengths of hedgerow traversing the site and providing wildlife corridors
  - Provision of hedgehog 'gates' in all boundary fences
  - Provision of 10 house sparrow nest boxes and 12 swift nest boxes on the new dwellings
- 8.35. Officers are satisfied, on the basis of the advice from the Council's Ecologist and the absence of any objection from Natural England, and subject to conditions, that the welfare of any EPS found to be present at the site and surrounding land will continue and be safeguarded notwithstanding the proposed development and that the Council's statutory obligations in relation to protected species and habitats under the Conservation of Habitats & Species Regulations 2017, have been met and discharged.
- 8.36. The loss of hedgerow is regrettable but is offset by the provision of two new lengths of hedgerow traversing the site, providing wildlife connectivity and improved habitats.

#### Drainage and flooding

- 8.37. The site lies fully within Flood Zone 1 (lowest risk). The foul and surface water drainage from the site will feed into the systems serving the whole SUE and, therefore, will be

adequately catered for. There is no objection from Anglian Water and any details outstanding will be dealt with via condition.

### Noise, air quality and land contamination

#### *Noise*

- 8.38. A Noise Assessment has been submitted, which confirms that acceptable internal noise levels can be achieved with appropriate glazing specifications and acoustic trickle vents for the dwellings fronting the Relief Road. Furthermore, acceptable external noise levels will also be achieved in most gardens with small sections of garden fences replaced with acoustic barrier walls in limited areas adjacent to the sport pitches.
- 8.39. On the basis that the proposed development will not give rise to a material increase in traffic flows on the surrounding road network when compared to the consented employment use of the area, traffic noise was excluded from the assessment.
- 8.40. WNC Environmental Health comments that, given the proximity to the employment land, the new proposed housing may restrict the type of commercial activity that would be acceptable on that land. It should be noted, however, that that consented mix of employment uses is predominantly B1, which is deemed compatible with residential use. Other uses (B2 and B8) could be sited away from edge of the employment area abutting the residential units in order to achieve both an acceptable arrangement and mix of uses.
- 8.41. In addition, they comment that frequency of use of the sports pitches has not been confirmed, so it is not possible to accurately predict noise levels at this stage. Therefore, whilst the proposed mitigation is understood, the specification cannot be approved in light of the information above. In addition, the calculations relating to glazing do not make any allowance for opening windows or the incorporation of permanent ventilation to the dwellings.
- 8.42. WNC Environmental Protection conclude that the report presents a reasonable preliminary look at the acoustic environment. However, as more detail is required, a condition requiring the submission and approval of further noise information is necessary.

#### *Air quality*

- 8.43. An Air Quality Assessment has also been submitted. It advises that air quality at the application site is good and below the AQS objectives.
- 8.44. A qualitative assessment of the potential impacts on local air quality from construction activities has been carried out for the proposed development and, through good site practices and implementation of suitable mitigation measures, the residual effects of emissions to air from construction vehicles and plant on local air quality will be negligible.
- 8.45. Once operational, the proposed development will generate some additional vehicle movements compared to the current consented use of the application site. However, the net change in traffic movements would not be significant to require a quantitative assessment and the residual effects of the proposed development would be negligible. The overall conclusions of the air quality assessment of operational effects undertaken for the ES Addendum for the outline planning permission for the overall SUE would remain unchanged.

8.46. The proposed development is therefore compliant with Policy S10 of the LPP1 and Policy SS2 of the LPP2.

#### *Contaminated land*

8.47. Although the land was previously in agricultural use, WNC Environmental Protection have requested the inclusion of standard conditions relating to potential land contamination. This requires the submission of a desk-based assessment in the first instance, and further investigation or mitigation is only required if potential contamination is identified.

#### S106 contributions

8.48. In accordance with policy LH8 of the LPP2, the development is required to provide 40% on site affordable housing. The 84 units proposed equate to that 40% requirement and the mix and tenure of those units (as amended) is considered acceptable and in accordance with policy. This will be secured with the S106 agreement.

8.49. With regard to accessibility standards, LPP2 Policy LH10.2(a) requires that 50% of developments of 10 or more dwellings (market or affordable) should be constructed to meet the optional accessibility standards set out in Part M of the Building Regs. 10% of the 50% requirement should be constructed to meet Category 3, with the remainder to Category 2. The applicant's proposals comply with these requirements. This will also be secured with the S106 agreement.

8.50. Financial Contributions are also required in relation to:

- Primary Education
- Early Years Education
- Libraries
- Primary Health Care
- Public transport
- Provision of wheelie bins for each unit
- Financial contribution towards the maintenance of the open space.

8.51. The public open space will be leased to WNC for 999 years (as per all the other open space within the SUE), with provision for it to be sub-leased onto Towcester Town Council, if desired.

8.52. Secondary education needs would be met via CIL funding.

8.53. The full Heads of Terms for the S106 are set out in the recommendation below.

## **9. FINANCIAL CONSIDERATIONS**

9.1. The development is CIL Liable.

9.2. Given that the site now falls within the adopted town confines for Towcester, CIL is chargeable at the 'Residential Urban Zone and SUEs' rate of £50 per square meter (GIA), with Indexation (rate at validation was £60.70). This results in a total CIL Liability of £1,068,218.80. However, the affordable units will be eligible for possible exemption from CIL.

9.3. By way of background information, the original outline planning permission for the surrounding SUE pre-dates the adoption of CIL in South Northamptonshire.

## 10. PLANNING BALANCE AND CONCLUSION

- 10.1. The starting point for the determination of any planning application is the Development Plan. The planning system is “plan led” and Planning Law requires that applications for planning permission must be determined in accordance with the Development Plan, unless other material considerations indicate otherwise. The Development Plan that covers the application site comprises the adopted LPP1 and LPP2.
- 10.2. As set out above, the general principle of the proposal, in broad terms, is compliant with the Development Plan.
- 10.3. The delivery of an additional 211 dwellings within the town confines (over and above the 2,750 already consented) will make a notable contribution to increasing the supply of housing and help the Council maintain its 5 year housing land supply. This is afforded significant weight in the planning balance.
- 10.4. Being located fully within the envelope of the SUE, and within close proximity to amenities and facilities within that development (as well as the new bus stops and corresponding public transport services) the site is also considered to constitute a reasonably sustainable form of development. That too is afforded significant weight.
- 10.5. The provision of 40% affordable housing (84 units) will make a sizeable contribution towards the provision of housing for lower income households. The mix of sizes and types of both affordable and market units (1-4 bed) also provides a positive contribution to the choice of accommodation available locally. Again, these are afforded significant weight.
- 10.6. Another notable benefit of this proposal is the additional financial contribution that will be made towards the delivery of the new community building for the SUE, which will be on the land associated with the sports pitches, immediately to the north of this site. The S106 agreement for the extant outline permission already includes an obligation for the developer to deliver the facility to a budget of £940,000 (Index linked). This application will provide a further 6 figure sum towards that budget (agreed amount still being negotiated, but will be reported prior to, or at, Committee), which will enable that important community facility to be larger and better equipped to serve the need of future residents. This net benefit of the scheme is afforded moderate weight.
- 10.7. Other moderate benefits include:
- Economic benefits through expenditure on construction and investment in the local area (including construction employment opportunities)
  - Moderate biodiversity enhancements
- 10.8. In terms of harms, the impact upon archaeology and ecology are considered to be adequately mitigated via condition. As a result, those potential harms are afforded a neutral weight.
- 10.9. Other considerations afforded neutral weight include:
- Impact upon the local highway network
  - Impact upon the character of the area (given that it is within the SUE and the area previously consented for development)

- Impact upon drainage and flooding (subject to conditions)
- Impacts relating to noise and air quality (subject to conditions)
- Impacts on local service infrastructure, such as education, libraries and primary healthcare (subject to planning obligations)

10.10. Overall, when considering all material considerations, and with no detrimental impact upon the delivery of the extant planning permission for the wider SUE, the proposal is considered to comply with the Development Plan and represent a sustainable form of development. The balance is clearly weighted in favour of planning permission being granted.

## **11. RECOMMENDATION / CONDITIONS AND REASONS**

**DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO GRANT PERMISSION, SUBJECT TO:**

- 1. THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY) AND**
- 2. NO OBJECTIONS FROM WNC HIGHWAYS, WNC STRATEGIC HOUSING AND THE LEAD LOCAL FLOOD AUTHORITY AND**
- 3. THE COMPLETION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS SUBSTITUTED BY THE PLANNING AND COMPENSATION ACT 1991, TO SECURE THE FOLLOWING (AND ANY AMENDMENTS AS DEEMED NECESSARY):**
  - a) Provision of 40% affordable housing on site**
  - b) Accessibility standards to comply with SNP2LP policy LH10.2(a)**
  - c) Leasing of the public open space to WNC for 999 years**
  - d) Payment of a financial contribution towards the future maintenance of the public open space of [TBC – exact area to be calculated] (index linked)**
  - e) Payment of a financial contribution towards the provision of refuse/recycling bins for the development of £14,770.00 (index linked)**
  - f) Payment of a financial contribution towards primary educational infrastructure serving the development of £542,070.00 (index linked).**
  - g) Payment of a financial contribution towards early years educational infrastructure serving the development of £300,000.00 (index linked).**
  - h) Payment of a financial contribution towards library infrastructure serving the development of £42,380.00 (index linked).**
  - i) Payment of a financial contribution towards primary health care provision serving the development of £107,273.37 (index linked)**
  - j) Payment of a financial contribution towards public transport serving the development of £211,000.00 (index linked).**
  - k) Payment of a financial contribution towards delivery of a community building and sports changing facilities within the SUE – amount TBC (index linked).**
  - l) Payment of the Council's monitoring costs of £5,000.00.**

**In addition to the above, a Deed of Variation may also be required on the S106 for the original outline planning permission for the wider SUE to ensure the site for the second primary school is large enough to become a 3FE school (current provision is for a 2FE school).**

## TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

### **Time limit**

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

Reason : To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### **Approved plans**

2. 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). The approved plans and details are:

[to be completed prior to issuing decision]

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

### **Avoid bird nesting season**

3. All site clearance (including the removal of any vegetation or works to hedgerows) should be timed so as to avoid the bird nesting season, this being during the months of March until July inclusive unless alternative provisions have been previously agreed in writing by the Local Planning Authority

Reason : To ensure that the development will conserve and enhance the natural environment and will not cause significant harm to any protected species or its habitat in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

### **Ecological appraisal**

4. The development hereby permitted shall be carried out in accordance with the recommendations set out in sections 4 and 5 of the Ecological Appraisal by BSG Ecology, dated 5th February 2021, unless otherwise agreed in writing by the Local Planning Authority.

Reason : To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

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

### **Levels**

5. No development shall take place until details of all finished floor levels in relation to existing and proposed site levels and to the adjacent buildings have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be constructed in accordance with the approved levels.

Reason : In order to safeguard the visual amenities of the area in accordance with advice within Section 12 of the National Planning Policy Framework. This information is

required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

### **Tree protection**

6. No development shall take place until the existing tree(s) to be retained [describe identity and location and add 'subject of a Tree Preservation Order' if that is the case] have been protected in the following manner unless otherwise previously agreed in writing by the Local Planning Authority;
- a) Protective barriers shall be erected around the tree(s) to a distance not less than a radius of 12 times the trunk diameter when measured at 1.5m above natural ground level (on the highest side) for single stemmed trees and for multi-stemmed trees 10 times the trunk diameter just above the root flare.
  - b) The barriers shall comply with the specification set out in British Standard BS5837:2012 'Trees in Relation to Construction – Recommendations' that is steel mesh panels at least 2.3m tall securely fixed to a scaffold pole framework with the uprights driven into the ground a minimum of 0.6m depth and braced with additional scaffold poles between the barrier and the tree[s] at a minimum spacing of 3m.
  - c) The barriers shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of development [and / or demolition] and shall be maintained until all equipment, machinery and surplus material has been removed from the site.
  - d) Nothing shall be stored or placed within the areas protected by the barriers erected in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made, without the written consent of the Local Planning Authority.

Reason : To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape and to comply with Policies SS2 and NE5 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

### **Land contamination**

7. No part of the development hereby permitted shall take place until:
- (a) a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model has been carried out by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', and
  - (b) has been submitted to and approved in writing by the Local Planning Authority.

No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core Strategy and Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

### **Land contamination**

8. If a potential risk from contamination is identified as a result of the work carried out under condition 7 above, then no part of the development hereby permitted shall take place until:
- (a) a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present has been carried out;
  - (b) the risks to receptors and to inform the remediation strategy proposals has been documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and
  - (c) both (a) and (b) above has been submitted to and approved in writing by the Local Planning Authority.

No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

### **Land contamination**

9. If contamination is found by undertaking the work carried out under condition 8, then no development hereby permitted shall take place until
- (a) a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use has been prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and
  - (b) has been submitted to and approved in writing by the Local Planning Authority.

No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

### **Archaeology**

10. 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 and a timetable for that work. The development shall thereafter proceed in accordance with the approved written scheme of investigation and timetable.



Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design shall be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;

Completion of analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, production of an archive report, and submission of a publication report shall be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Reason: To secure the provision of archaeological investigation and the subsequent recording of the remains, 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.

### **Construction and environmental management plan**

11. No development shall take place, including any works of demolition until a Construction Method Statement [for that phase] has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for at a minimum:
- a) The parking of vehicles of site operatives and visitors;
  - b) The routeing of HGVs to and from the site;
  - c) Loading and unloading of plant and materials;
  - d) Storage of plant and materials used in constructing the development;
  - e) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - f) Wheel washing facilities including type of operation (automated, water recycling etc) and road sweeping;
  - g) Measures to control the emission of dust and dirt during construction;
  - h) A scheme for recycling/ disposing of waste resulting from demolition and construction works;
  - i) Delivery, demolition and construction working hours;
  - j) Measures to control overspill of light from security lighting

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

Reason : To ensure the environment is protected during construction in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

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

#### **Materials**

12. A schedule of materials and finishes to be used in the external walls and roof(s) 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 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 Policies SS2 of the South Northamptonshire Part 2 Local Plan Policy and Government guidance contained within the National Planning Policy Framework.

### **Landscaping**

13. 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.
  - (d) details of the LEAP and Teenage Zone (including details of any proposed equipment, benches and bins, surfacing, enclosures, etc.)

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.

### **Foul drainage**

14. Prior to construction of any dwelling above slab level, details of a scheme for on-site foul water drainage works, including connection point and discharge rate, must be submitted to and approved in writing by the local planning authority. Prior to the occupation of any Phase, the foul drainage works relating to that Phase must be completed.

Reason : To prevent environmental and amenity problems arising from flooding and to accord with Sections 14 and 15 of the National Planning Policy Framework.

### **Surface water management**

15. No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason : To prevent environmental and amenity problems arising from flooding and to accord with Sections 14 and 15 of the National Planning Policy Framework. This

information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

**Architectural detailing**

16. Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the development, including the windows and doors (and their surrounds), the eaves and verge treatment, chimneys, porches and garage doors 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 Local Plan.

**Meter boxes**

17. 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 Local Plan.

**Noise mitigation**

18. No development above slab level shall take place until a scheme for achieving the external and internal noise levels outlined in BS8233:2014 and World Health Organisation Guidelines has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the scheme shall be completed in accordance with the approved details before any of the permitted dwellings to which the scheme relates are occupied.

Reason : To avoid noise giving rise to significant adverse impacts on health and quality of life and to comply with advice in the NPPF (section 15) and Policy SS2 of the South Northamptonshire Local Plan.

**Boundary treatments**

19. 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

**External lighting**

20. 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. Required to be approved pre-commencement in order to ensure appropriate delivery during early road construction phases.

#### **Handrails**

21. 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, colour 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 and thereafter retained as such.

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

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

#### **Land contamination remediation**

22. If remedial works have been identified in condition 8, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 8. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any ground and water contamination is adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

#### **Fire hydrants**

23. The development shall provide 4 fire hydrants within the site. No construction shall start on any dwelling until a scheme detailing the provision of fire hydrants and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants and associated infrastructure shall thereafter be provided in accordance with the approved scheme prior to the occupation of the 200th dwelling (or flat).

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

#### **EV charging**

24. No dwelling hereby permitted (with a garage or driveway) shall be occupied until it has been provided with electric charging equipment of AC Level 2 (or equipment providing for no lesser standard of efficiency) to serve that dwelling.

Reason : To comply with Policy S10 of the West Northamptonshire Joint Core Strategy and Policy INF4 of the South Northamptonshire Local Plan Part 2, and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework.

#### **Stonework**

25. The external walls of the dwelling(s) to be faced in stone shall be constructed in natural guillotine-cut rubble limestone which shall be laid, dressed, coursed and pointed 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 respective dwelling(s) is constructed above slab level. 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 SS2 of the South Northamptonshire Part 2 Local Plan. Required to be approved pre-commencement in order to ensure material delivery lead-times do not compromise construction.

#### **Alley gates**

26. 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.

### **CONDITIONS TO BE COMPLIED WITH AT ALL TIMES**

#### **Unexpected contamination**

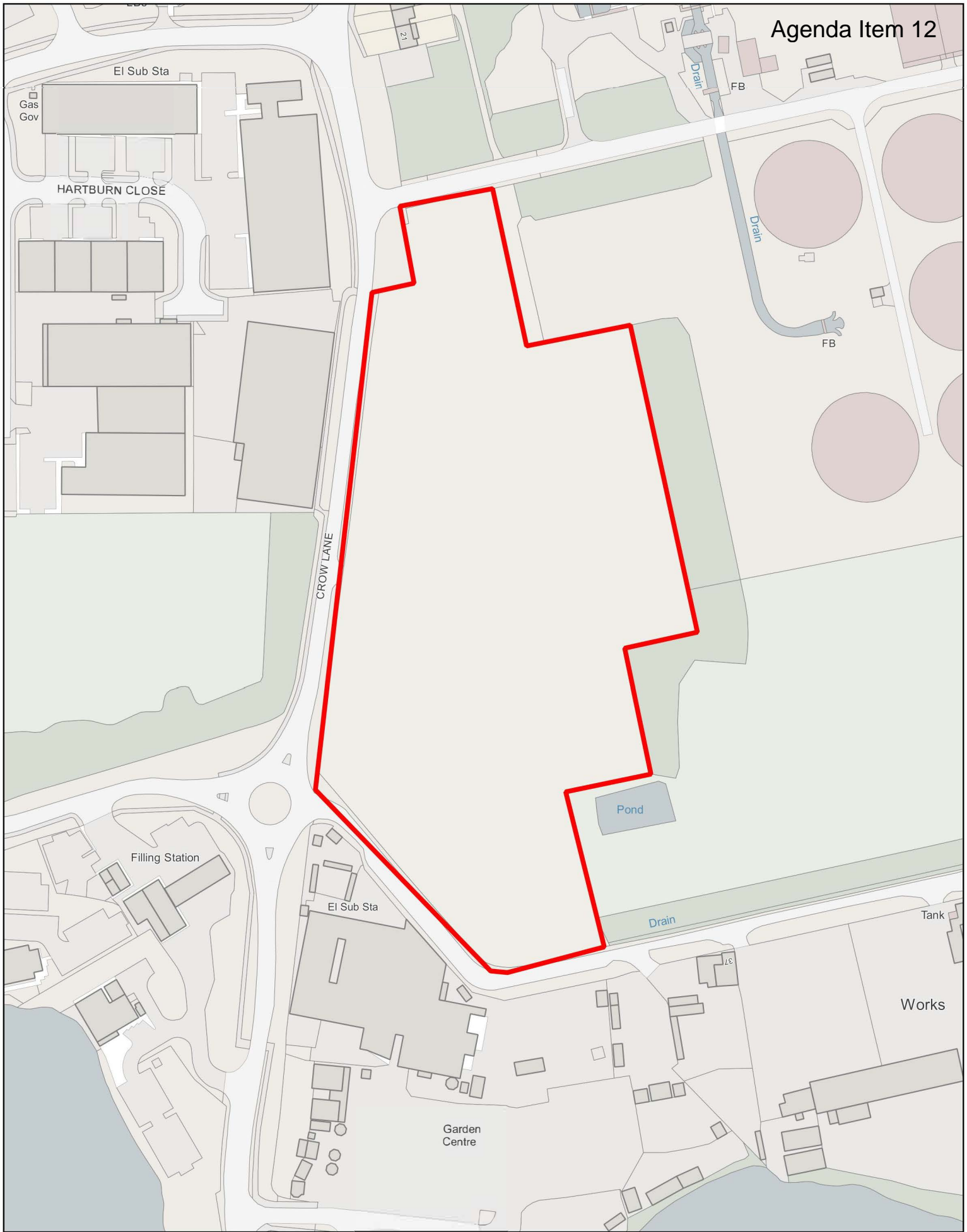
27. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy SS2 of the South Northamptonshire Local Plan, Policy BN9 of the West Northamptonshire Joint Core and Section 15 of the National Planning Policy Framework.

#### **Landscaping maintenance**

28. 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 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 SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.



**Application Number : N/2021/0444**  
**Ward : Riverside**  
**Town : Northampton**  
**Site Area : 3.32 Ha**  
**OS map Ref : SP 81503 61577**

**Title: 25 - 35 Crow Lane. Northampton**

**Easting : 481503 & Northing : 261577**

Date: 02-02-2022

Scale: 1:2,000 @A4

**Page 175**  
Site = \_\_\_\_\_

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**Application Number:** N/2021/0444  
**Location:** L & H Polymers Ltd, 25 - 35 Crow Lane, Northampton  
**Development:** Erection of industrial/distribution units (Use Class B2/B8) including ancillary offices and associated access, car parking and landscaping

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**Applicant:** HE2 UK Enterprises 14 GP Ltd and Litchgate Ltd  
**Agent:** Delta Planning  
**Case Officer:** Adam Walker

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**Ward:** Riverside Ward

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**Reason for Referral:** Major Application  
**Committee Date:** 14<sup>th</sup> February 2022

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

### **RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS/AND SUBJECT TO A S106 LEGAL AGREEMENT**

#### **Proposal**

Full application for the erection of two industrial/distribution units (Use Class B2/B8), including ancillary offices and associated access, car parking and landscaping.

#### **Consultations**

The following consultees have raised **no objection** or **raise comments** on the application:

- Arboricultural Officer; Archaeological Advisor; Anglian Water; Ecology Advisor; Environment Agency; Environmental Protection; Highways England; Local Highway Authority; Lead Local Flood Authority; Minerals Planning Authority; Northamptonshire Police; Strategic Planning; Construction Futures; Northants Fire & Rescue Service

Councillor Danielle Stone has raised concerns with the proposal and one neighbour objection has 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:

- The principle of development on the site
- Employment considerations
- Urban design
- Highway impacts

- Residential amenity
- Flood risk and drainage
- Ecology and trees
- Air quality

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 comprises of a vacant piece of derelict land on the eastern side of Crow Lane situated to the east of Northampton. The site extends to almost 3.3 hectares and is broadly flat, with just a very gradual fall from north to south. There are several spoil heaps in the southern part of the site. Tree belts exist to the northern and eastern boundaries and there are shrubs, trees and other vegetation to the southern and western boundaries, where the site abuts an access road for a nearby quarry and Crow Lane respectively.
- 1.2 The site was formerly occupied by Havan Plastics/L&H Polymers who produced polymer and rubber-based products. The premises closed in the early 2000s and the buildings remained vacant for a number of years until they were demolished in 2012. Some land remediation works were subsequently carried out on the site.
- 1.3 The site lies in a mixed use area which is predominantly commercial in nature. Immediately to the east of the site is the Great Billing Water Treatment Works. Crow Lane Industrial Estate lies to the west. Billing Garden Village is located to the south and towards the south west are a range of retail and leisure uses including Billing Aquadrome, a hotel, restaurant/public house, petrol filling station, convenience store and hot food takeaway. Approximately 65 metres to the north of the site is a row of terraced houses.

### **2. CONSTRAINTS**

- 2.1 The significant majority of the site falls within Flood Zone 2. The site is also adjacent to a Potential Wildlife Site.

### **3. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1 The application seeks full planning permission for the erection of two industrial/distribution units (Use Class B2/B8), including ancillary offices and associated access, car parking and landscaping.
- 3.2 A flexible end use is sought for the units with respect to either a general industrial (B2) or a storage and distribution (B8) use.

- 3.3 Unit 1 is the larger of the two units and would provide 7,679m<sup>2</sup> of floorspace. It would measure approximately 102m x 71m with a height of approximately 15.1m above ground floor level.
- 3.4 Unit 2 would provide 6,054m<sup>2</sup> of floorspace. It would measure approximately 103m x 56m with a height of approximately 14.9m above ground floor level.
- 3.5 Both units include a ground floor reception plus a mezzanine floor providing ancillary office space and staff facilities.
- 3.6 The proposed facing materials are a combination of silver and dark blue profiled cladding to the walls and grey cladding to the roofs.
- 3.7 Separate points of access are proposed for the units, which are both taken off Crow Lane. Each unit would have its own service yard and a total of 153 parking spaces are to be provided.
- 3.8 The proposal includes parcels of landscaping to the northern and southern ends of the site, with the area to the north shown as providing a balancing pond for site drainage. Soft landscaping is also proposed along the boundary with Crow Lane.
- 3.9 The layout of the site was amended during the course of the application to address comments from the Local Highway Authority.

#### 4. RELEVANT PLANNING HISTORY

- 4.1 The following planning history relates to the application site and is of relevance to the proposal:

Application Reference	Proposal	Decision
N/2002/960	Construction of B1, B2 and B8 Development - Outline Application	Approved
WN/2006/0067	Variation of Condition 2 of Planning Permission N/2002/960 (B1, B2 and B8 Development) to allow the submission of Reserved Matters to be made before 26 March 2007	Approved
N/2007/0611	Submission of reserved matters (siting, design, external appearance, means of access and landscaping) pursuant to outline Planning Permission N/2002/0960 (B1, B2 and B8 development) to allow the submission of reserved matters to be made before 26th March 2007	Approved
WN/2007/0059 WNDC application	Class B1, B2 and B8 Development Including Provision of Car and Lorry Parking and Associated External Works at	Approved

	Crow Lane Great Billing Northampton	
N/2012/0806	Variation of conditions 7 & 8 (contamination scheme) of Outline Planning Permission N/2002/0960 for B1, B2 & B8 development	Approved
N/2012/0674	Prior notification for the demolition of existing buildings	Approved
N/2012/0677	Variation of condition 12 (Site Waste Management Plan) of Reserved Matters Application 07/0059REMWNN pursuant to Outline Permission N/2002/0960 for B1, B2 & B8 development	Approved
N/2012/0678	Variation of condition 10 (Odours) of Outline Planning Permission N/2002/0960 for B1, B2 & B8 development	Approved
N/2020/0507	Variation of Conditions 1 and 15 of Planning Permission 07/0059/REMWNN (Class B1, B2 and B8 development, including provision of car and lorry parking and associated external works) to revise the position/location of the drainage outlet	Approved

4.2 An enquiry for pre-application planning advice was submitted in 2019 (reference PA/2019/0140). The enquiry was for the construction of two units for Use Class B2/B8 use. The pre-application advice accepted that the previous consent for employment uses on the site had been implemented and therefore remains extant. Advice was provided on the principle of the proposed development and the key planning issues to address, including highway matters, design/visual impact and flood risk. It concluded that the principle of commercial development on the site was acceptable.

4.3 The following application relates to land on the opposite side of Crow Lane.

Application Reference	Proposal	Decision
N/2019/0212	Construction of steel assembly facility including new highways junction	Approved 08/07/2021

## 5. RELEVANT PLANNING POLICY AND GUIDANCE

### Statutory Duty

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

### Development Plan

- 5.2 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 Local Plan (Part 1 – saved policies) 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)**

- 5.3 The relevant policies of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) are:

- Policy SA – Presumption in Favour of Sustainable Development
- Policy S1 – The Distribution of Development
- Policy S7 – Provision of jobs
- Policy S8 – Distribution of jobs
- Policy S10 – Sustainable Development Principles
- Policy S11 – Low Carbon and Renewable Energy
- Policy C2 – New Developments
- Policy E1 – Existing employment areas
- Policy BN2 – Biodiversity
- 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 INF2 – Contributions to Infrastructure Requirements
- Policy N1 – The Regeneration of Northampton

#### **5.4 Northampton Local Plan (1997) – Saved Policies**

The relevant Saved Policies of the Northampton Local Plan are:

- Policy E20 – New Developments (Design)
- Policy B2 – Development at Existing Business Areas
- Policy B3 – Development at Existing Business Areas (boundaries)
- Policy T12 – Servicing by commercial vehicles

#### **Material Considerations**

- 5.5 Below is a list of the relevant Material Planning Considerations

• National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

- Paragraphs 7-12 – Presumption in favour of sustainable development
- Section 6 – Building a strong, competitive economy
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places

- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- Northampton Local Plan Part 2 (2011-2029) (Emerging)

Following the decision at the Full Council on 18 January 2021, the former Northampton Borough Council submitted the Northampton Local Plan Part 2 (2011 – 2029) and supporting documents to the Secretary of State for Housing, Communities and Local Government (now Secretary of State for Levelling Up, Housing and Communities) on 4 February 2021 for examination. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

In line with Paragraph 48 of the National Planning Policy Framework, the policies contained with the emerging Northampton Local Plan Part 2 are therefore a material consideration in the determination of planning applications. The weight afforded to the policies relevant to this application are set out below:

- Policy 1 – Presumption for sustainable development (Significant weight)
- Policy 2 – Placemaking (Moderate weight)
- Policy 3 – Design (Moderate weight)
- Policy 5 – Carbon reduction, community energy networks, sustainable design and construction, and water use (Moderate weight)
- Policy 6 – Health and wellbeing (Significant weight)
- Policy 7 – Flood risk and water management (Significant weight)
- Policy 17 – Allocating existing employment sites (Significant weight)
- Policy 29 – Supporting and enhancing Biodiversity (Moderate weight)
- Policy 32 – Designing Sustainable Transport and Travel (Significant weight)
- Policy 33 – Highway network and safety (Significant weight)
- Policy 35 – Parking standards (Significant weight)
- Policy 36 – Electronic communication networks (Significant weight)
- Policy 37 – Infrastructure Delivery and Contributions (Significant weight)
- Policy 38 – Development Allocations (Significant weight)
- Northampton Parking Standards Supplementary Planning Document (November 2019)
- Northamptonshire County Parking Standards (November 2016)
- Planning Obligations Strategy Supplementary Planning Document (February 2013)
- Planning out Crime in Northamptonshire SPG 2004

## 6. RESPONSE TO CONSULTATION

6.1 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	Comment
Arboricultural Officer	<b>No objection</b> subject to a condition requiring the development to be carried out in accordance with the submitted arboricultural method statement and tree protection plan.

Archaeology Advisor	<b>No objection.</b>
Anglian Water	<b>No objection</b> subject to a condition requiring detailed design of the foul drainage system.
Construction Futures	Contribution sought towards construction training.
Ecology Advisor	<b>No objection</b>
Environment Agency	<b>No objection</b> The proposed development is located in Flood Zone 2 and is classified as 'less vulnerable' development in relation to flood risk. Standing advice applies.  The site poses low risk to controlled waters. Condition recommended regarding unexpected contamination.
Environmental Protection	<b>No objection</b> subject to conditions to mitigate the impact of the development on noise and air quality, gas protection measures for the new buildings to address historic contamination, reporting and remediation of any unexpected contamination encountered during development, and a Construction Environmental Management Plan.
Highways England	<b>No objection</b>
Lead Local Flood Authority	<b>No objection</b> subject to conditions requiring detailed design for the surface water drainage system, arrangements for the future maintenance and management of the surface water drainage infrastructure and a verification report for the installation of the approved drainage system.
Local Highway Authority	<b>No objection</b> subject to conditions to secure the site layout as proposed and details of the proposed works to upgrade the splitter island on Crow Lane to a pedestrian refuge.
Minerals Planning Authority	<b>No objection.</b> The proposed site is located within a sand and gravel Minerals Safeguarding Area (MSA). The applicant should demonstrate that significant sterilisation of proven mineral resources will not occur as a result of the development. If this cannot be demonstrated, prior extraction will be sought where practicable.
Northamptonshire Police	<b>No objection.</b> Details of the CCTV and external lighting should be provided. Communal access doors, ground floor windows and fire exit doors should meet Secured by Design standards.
Northants Fire & Rescue Service	<b>No objection.</b> Advice provided on minimum standards required for access by fire vehicles.
Strategic Planning	<b>No objection.</b> Financial contribution towards fire hydrants is sought and a condition for the provision of fire hydrants and sprinkler systems. Advice provided on broadband fibre.

Ward Councillor Danielle Stone	<b>Object.</b> I am working with the travellers' site on Ecton Lane with regard to air pollution, traffic nuisance and other matters. This proposed development will impact residents on the site, residents in the village, the school and the surrounding area.
Northampton Town Council	<b>No comments received</b>
Refuse (Veolia)	<b>No comments received</b>
Western Power Distribution (East Midlands) plc	<b>No comments received</b>

## 7. RESPONSE TO PUBLICITY

7.1 The application has been the subject of two separate rounds of publicity, the first in relation to the plans as originally submitted and the second following an amendment to the site layout to address highway issues. One public representation has been received (submitted in response to the first publicity period). The concerns raised are summarised below:

- Concerns with the increase in the volume of traffic on an already busy route. Crossing the road is already problematic.
- The size of vehicles using the site will only be able to enter and exit via the A45.
- Concerns with potential noise disturbance, adding to existing road noise and noise from other uses in the area.
- Access is already an issue for nearby houses.
- Lorries or other vehicles should not park close to the nearby houses.
- Additional 30 mph signs should be erected as this is supposed to be the speed limit on Crow Lane.

## 8. APPRAISAL

### Principle of Development

- 8.1. The application is for the erection of two industrial / storage and distribution units along with associated infrastructure.
- 8.2. The application site is located within the urban area of Northampton and has historically been used for industrial development. There is also an extant planning permission on the site for B1, B2 and B8 development. The surrounding area is predominantly commercial in nature and the Crow Lane industrial estate lies a short distance to the north west.
- 8.3. The site is allocated as an Existing Business Area on the Northampton Local Plan Proposals Map (1997). Saved policy B2 of the Local Plan states that planning permission will be granted for business, general industrial and storage and distribution use at Existing Business Areas.



- 8.4. Policy S7 of the West Northamptonshire Joint Core Strategy (JCS) sets out a requirement for the provision of 28,500 jobs within the West Northamptonshire area during the plan period of 2008-2029. Policy S8 of the JCS states that the majority of new job growth will be concentrated within the principal urban area of Northampton and allows for the provision of new job growth through the renewal and regeneration of existing employment sites and through the development of industrial land. Policy E1 of the JCS also states that existing and allocated employment sites will be retained for employment uses, including uses falling within the B2 and B8 Use Classes.
- 8.5. The site is also an allocated Employment Area on the emerging Local Plan 2 Proposals Map and therefore Policy 17 of the emerging Plan is relevant. In line with Paragraph 48 of the National Planning Policy Framework (NPPF), this policy is a material consideration in the determination of the application and Policy 17 is considered to carry significant weight. The allocation of the Employment Areas in the emerging Plan is intended to facilitate the creation of new jobs, attract inward investment and deliver economic prosperity to Northampton residents and investors. These sites are allocated for employment use within the office, general industrial and warehousing and distribution sectors.
- 8.6. In addition to the above policy requirements to support the local economy and maintain a diverse economic base, the National Planning Policy Framework (NPPF) seeks to support a strong, competitive economy through the planning system. Paragraph 81 states that planning decisions should help create the conditions in which businesses can invest, expand and adapt, and that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Furthermore, planning decisions should also recognise and address the specific locational requirements of different sectors, including for storage and distribution operations at a variety of scales and in suitably accessible locations (paragraph 83).
- 8.7. The NPPF also promotes the effective use of land through the recycling of brownfield sites. In this instance the proposal would bring a piece of derelict land back into productive use and therefore represents an efficient use of land.
- 8.8. The principle of the proposed development is in accordance with the land's existing allocation for employment use as well as its emerging allocation in the Local Plan Part 2. Furthermore, the established use of the site is for industrial development and there is also an extant planning permission for employment uses on the site which allows for B2 and B8 development. The application is in accordance with Policy B2 of the Local Plan, Policies S7, S8 and E1 of the West Northamptonshire Joint Core Strategy and is also consistent with guidance in the NPPF in terms of supporting economic growth and making effective use of land. As such, the principle of the proposed development is considered acceptable.

#### Employment considerations

- 8.9. The proposal is for a general industrial (B2) and storage and distribution (B8) use. The end users of the development are not known at this stage and therefore the application seeks flexibility in the end use of each unit (either B2 or B8). As such, information on the number of jobs that the proposed development could support has not been provided within the application submission.
- 8.10. The Homes and Communities Agency's Employment Density Guide (3rd edition, November 2015) does however provide guidance on the number of full-time equivalent jobs that different uses are expected to support based on floor area.

- 8.11. The proposed units would provide a total of 13,733m<sup>2</sup> of floorspace, although this includes reception areas, circulation space and employee amenities. Ancillary office space is included in the proposal. As a very broad indication of the potential number of jobs the proposal could support, officers estimate that a B2 use could provide around 360 full-time equivalent jobs and a B8 use could provide in the region of 135 to 185 full-time equivalent jobs depending on the nature of the B8 use as either a 'final mile', regional or national distribution centre. This estimate is based on 13,000m<sup>2</sup> of B2 and B8 floorspace having regard to the Homes and Communities Agency's Employment Density Guide (3rd edition, November 2015) and is provided here solely as an indicative figure to inform the overall assessment of the application.
- 8.12. The development proposed would contribute towards the job requirement for the West Northamptonshire area as set out in Policy S7 of the JCS, and this weighs in favour of the application.

#### Urban design and area character

- 8.13. Saved Policy E20 of the Northampton Local Plan places great importance on the quality of design of new developments and is in conformity with the NPPF, which advises that planning should always seek to secure high quality design. Policy 3 of the emerging Local Plan relates to the design of new development.
- 8.14. The site lies in a mixed-use area which is predominantly commercial in nature. Industrial and warehouse type development exists within the immediate vicinity, including numerous units that comprise the Crow Lane Industrial Estate. One of these existing units backs directly onto Crow Lane opposite to the site. These neighbouring units range in height from approximately 9m to 11m. A commercial steel assembly facility has also been approved on undeveloped land on the western side of Crow Lane which allows for two assembly units, the larger of which is comparable in scale to the proposed development, including a similar ridge height (15.6m). Also within the surrounding area is retail and leisure development including a garden centre and petrol filling station.
- 8.15. The application site currently forms a vacant piece of land, but it formerly contained a range of commercial buildings that sprawled across the site. These were generally of single and two storey scale and were set back slightly from Crow Lane. The buildings were demolished in 2012.
- 8.16. The application proposes two large industrial units which would both have twin pitched roofs. The buildings would be faced in a combination of silver and blue profiled cladding, with the blue cladding forming a band around the upper part of the units. The cladding would be laid vertically and horizontally to provide contrast on the elevations. Grey cladding is proposed to the roofs. The principal elevations incorporate glazed curtain walling, a series of windows and contrasting dark grey frames and feature cladding panels.
- 8.17. The units would be set back from Crow Lane and separated from the highway by soft landscaping and parking areas. At its closest point, unit 1 would be approximately 16m from the boundary with Crow Lane and unit 2 would be 19m from the highway. Parcels of landscaping are also proposed at the northern and southern ends of the site.
- 8.18. The proposed development is of a substantial scale and would form a prominent addition to the streetscene. However, the palette of materials, the design features to the principal elevations, the siting of the buildings and the landscaping of the site all

help to mitigate the visual impact. What is more, the units would be viewed in the context of a mixture of commercial development, including other warehouse style units, and as such the development would not result in an unduly intrusive feature within the area. Consideration has also been given to the prominence of the development from within medium and long-range vistas given the site's location in the bottom of the valley of the River Nene, including from Cogenhoe village to the south east. In this respect Officers are satisfied that the development would assimilate with adjacent industrial/warehouse and other commercial development and would not appear as an incongruous element within the landscape. This is further helped by the presence of trees to the north and east of the site which helps to frame and contain views.

- 8.19. In summary, the proposal is considered to represent high quality of design and is in accordance with Policy E20 of the Local Plan, Policy 3 of the emerging Local Plan and guidance in the NPPF.

#### Highway matters

- 8.20. Access to the site is proposed via two new accesses operating as priority junctions with Crow Lane. The northern access would provide access to the unit 1 car park and service yard and the southern access would provide access to the unit 2 car park and service yard.
- 8.21. The scheme has been amended during the course of the application to ensure that an acceptable level of parking can be provided for the proposed uses. Appropriate cycle storage is also included within the proposed layout. Vehicle swept paths have been provided to demonstrate that there would be suitable turning space within the site for private cars and HGVs.
- 8.22. A short section of footway is to be provided to part of the site frontage and an existing splinter island on Crow Lane is to be converted into a pedestrian refuge. This is to facilitate the movement of pedestrians across Crow Lane and improve the connectivity between the development site and the facilities which exist to the west, such as the convenience store and hot food takeaway.
- 8.23. The application is supported by a Transport Assessment which includes analysis of trip generation rates and junction assessments of the proposed accesses. This concludes that the vehicle movements associated with the proposal can be accommodated on the local highway network without requiring any specific mitigation.
- 8.24. The application has been assessed by the Local Highway Authority and Highways England and no objections have been raised by these statutory consultees. On this basis, the application is considered to be acceptable in highway safety terms and in accordance with Policy T12 of the Local Plan, emerging Policy 33 of the Local Plan 2 and paragraphs 110 and 111 of the NPPF. A condition is recommended regarding the works to form the footway and pedestrian refuge.
- 8.25. The application is also accompanied by a Framework Travel Plan which sets out a series of aims and objectives to promote sustainable travel to and from the site. It is necessary for full Travel Plans to be provided for each of the units and which relate to the end users. To this end a condition is recommended to secure full Travel Plans. This is to accord with Policies S10 and C2 of the JCS, Policy 32 of the emerging Local Plan Part 2 and guidance in the NPPF.

#### Residential amenity

- 8.26. The nearest residential properties lie approximately 65m to the north and are separated from the site by a small area of woodland and an access serving the nearby waste water treatment facility.
- 8.27. The proposed layout includes an area of landscaping within the northernmost part of the site, and this helps to provide some additional physical separation between the development and these nearby dwellings. Some existing trees along the northern boundary are also to be retained.
- 8.28. It is proposed that the units are able to operate 24 hours a day, 7 days a week and the nature of the proposed development and the hours of operation mean that there is the potential for noise disturbance. A noise report has been submitted by the applicant which assesses the potential impacts of site activities on the nearest noise sensitive receptors.
- 8.29. Environmental Protection have assessed the noise report and there are no objections to the application in this regard, subject to conditions. Conditions are recommended requiring details of all fixed plant for the units, the provision of the proposed noise mitigation measures in the form of two noise barriers to the yard areas, and for noise management plans for the respective units to be approved by the Local Planning Authority. The noise management plans are to detail how noise will be managed on a daily/nightly basis.
- 8.30. The existing trees and woodland plus the proposed landscaping would significantly mitigate any visual impact of the proposed buildings from the houses to the north and Environmental Protection do not consider that external lighting would significantly affect these dwellings. In summary, subject to the noise mitigation referred to above, it is not considered that there would be an unacceptable impact on the living conditions of the nearest residential occupiers.

#### Flood risk and drainage

- 8.31. The site is within Flood Zone 2, except for a small area at the northern end of the site which is within Flood Zone 1. The site is therefore at medium risk of flooding.
- 8.32. The proposal is classified as 'less vulnerable' development. Less vulnerable development includes general industry (B2) and storage and distribution (B8) uses and this type of development is compatible with Flood Zone 2.
- 8.33. The Environment Agency has been consulted and have advised that standing advice applies to the proposed development. Advice for surface water management, floor levels and access and evacuation should therefore be followed. The application is supported by a Flood Risk Assessment and Drainage Strategy which addresses these matters.
- 8.34. The proposed drainage strategy involves attenuating water on the site within a drainage basin in the northern part of the site as well as within underground tanks, with water discharging at a restricted rate to an existing highway drain that would be replaced as part of the development works. The proposal would result in a betterment in comparison to the existing discharge rate. The Lead Local Flood Authority has been consulted and there are no objections to the proposed surface water drainage strategy, subject to conditions which include approval of the detailed design of the drainage system and arrangements for its future maintenance. Subject to these conditions, surface water would be properly managed and the development would not increase the risk of flooding on or off the site.

- 8.35. The northern part of the site represents the high point and is within Flood Zone 1. The land then falls very gradually down towards the south. The finished floor levels of the buildings are proposed to be set above the existing ground levels in the southern part of the site, utilising the existing spoil heaps to raise the ground level. Overland flow routes within the site are designed to direct water away from the buildings and towards Crow Lane. This would mitigate the risk of flooding to the buildings.
- 8.36. In the event of flooding, access and egress would be to the north of the site where one of the new accesses is proposed. This point of access falls within Flood Zone 1 and is therefore classified as being at low risk of flooding.
- 8.37. Anglian Water have recommended a condition regarding detailed design of the foul water system and this is considered to be appropriate.
- 8.38. In conclusion, the principle of the proposed use is acceptable in Flood Zone 2 and it is considered that the risk posed by flooding can be mitigated to an acceptable extent. The proposals therefore comply with Policies S10, BN7 and BN7a of the JCS, Policy 7 of the emerging Local Plan 2 and guidance in the NPPF.

#### Ecology and trees

- 8.39. The site predominantly comprises of hard standing and bare ground where former buildings have been demolished, along with large piles of gravel/spoil. Patches of ephemeral and tall ruderal vegetation have colonised around the edges and on spoil heaps, and there is a dense line of unmanaged hedgerow, trees and scrub along the western boundary. The majority of the habitats within the site are considered to be of limited ecological interest. The habitats that are of higher ecological value include the hedgerow/scrub along the western boundary, which is considered to meet the definition of a habitat of principal importance.
- 8.40. There are two statutorily designated sites within a 2 km radius of the development site, the Upper Nene Gravel Pits Site of Special Scientific Interest (SSSI) and Ramsar site and Lings Wood Local Nature Reserve (LNR). These sites are located approximately 1.5 km south-west and 1.8 km north-west respectively. The development site is also located within the SSSI Impact Risk Zone (IRZ) for the Upper Nene Gravel Pits site.
- 8.41. The closest non-statutory designated site is the Billing Sewage Works Potential Wildlife Site (PWS). This lies directly adjacent to the eastern boundary of the application site and comprises woodland, scrub and ruderal vegetation and a pond.
- 8.42. A Preliminary Ecology Appraisal and Ecological Impact Assessment have been submitted in support of the application. The assessments include consideration of the aforementioned designated sites and the impact of the development on birds and protected species. The reports conclude that the development would have no direct impacts on the Upper Nene Valley Gravel Pits SSSI, SPA and Ramsar site. There would be some impact on the adjacent Potential Wildlife Site as it would lead to an increase in lighting along its edge, which would reduce the value of this part of the site for nocturnal wildlife, including bats. However, as the majority of the site is currently of low value for foraging and commuting bats and more suitable habitat is present in the wider area, the increase in light it not expected to have a significant impact on the local bat population.
- 8.43. A range of mitigation and enhancement measures to be incorporated into the development are proposed. The hedgerow along the western boundary is to be

retained, except for the loss of sections of hedgerow where the access points are to be formed. Supplementary planting is to be provided along this boundary which would extend the hedgerow around the southern site boundary. New landscaping areas are proposed within the site, including wetland habitat where the drainage basin is proposed and new native species-rich grassland along with other planting. Other enhancement measures include the provision of bird boxes, bee bricks and creation of log piles.

- 8.44. The Council's Ecology Advisor has assessed the application and no objections have been raised. Conditions are recommended regarding the proposed external lighting, a Construction Environmental Management Plan and a Landscape and Ecological Management Plan. Furthermore, given the existing ecological value of the site and considering the scope of the ecological enhancements, the development is considered to result in a net gain to biodiversity.
- 8.45. There would be some loss of existing trees within the site although this is quite limited, and it is considered that the overall landscaping proposals would compensate for their loss. The existing tree groups that are adjacent to the site would be unaffected and a method statement to protect trees during construction has been provided. The arboricultural officer is satisfied with the proposals, subject to a condition requiring the development be carried out in accordance with the submitted arboricultural method statement.
- 8.46. Subject to conditions, the application is considered to comply with Policy BN2 of the JCS, emerging Policy 29a of the Local Plan Part 2 and guidance in the NPPF.

#### Air quality

- 8.47. The applicant has provided an Air Quality Assessment and damage cost calculation. The main impact on air quality is identified as being from the construction phase as a result of dust emissions. The detailed assessment of the development when operational is deemed to be negligible on sensitive receptors, with no predicted exceedance on relevant air quality objectives. Air quality mitigation is proposed, principally in the form of electric vehicle charging points and through a full Travel Plan.
- 8.48. Environmental Protection accept the findings of the Air Quality Assessment and a condition requiring a construction management plan, which would address issues of dust, is recommended. With regards to the damage cost calculation and securing appropriate mitigation, a condition is recommended in respect of this. Subject to these conditions, the application is considered to comply with Policies S10 and BN9 of the JCS, Policy 6 of the emerging Local Plan 2 and guidance in the NPPF.

#### Planning obligations

- 8.49. Financial contributions are sought from the development in respect of construction training, Travel Plan monitoring and the Council's monitoring fee.

#### Representations

- 8.50. One representation has been received from a third party and Councillor Danielle Stone has made comments on the application, which both raise concerns. The main planning issues relate to the impact of the development on traffic, noise and air pollution.
- 8.51. In response, the site has an established industrial use with an extant planning permission and the land is allocated for employment use. A certain level of activity,

including vehicle movements on Crow Lane, is therefore to be expected in connection with this site. The Local Highway Authority is satisfied that the traffic generated can be accommodated on the highway network and some highway works are proposed which would improve pedestrian safety when crossing Crow Lane. It is considered that the noise and air quality impacts of the development can be mitigated to an acceptable degree, as discussed in this appraisal.

#### Other matters

- 8.52. The historic use of the land has caused contamination and as such the site has been subject to extensive investigative works and subsequent remediation. The only outstanding matter is in relation to potential residual risk of ground gases, and it is documented that any buildings should be provided with gas protection measures. A condition regarding this is therefore recommended. A further condition requiring the reporting and remediation of any unexpected contamination encountered during construction is also recommended.
- 8.53. Northamptonshire Police have not raised any objection to the application. The Police have requested details of the CCTV and external lighting, and a condition can be imposed regarding this. The Police have also provided advice on the standard of communal access doors, ground floor windows and fire exit doors and an informative could be added to the decision notice with respect to this.
- 8.54. The Minerals Planning Authority has commented that the site is located within a Minerals Safeguarding Area and Policy 28 of Northamptonshire Minerals and Waste Local Plan is therefore relevant. The site is a previously developed employment site that has been remediated in preparation for new development and it has an extant planning permission for employment uses. Furthermore, the site is allocated for employment use in the emerging Local Plan Part 2. In this context, it is considered that bringing development forward on the site in a timely manner and the associated economic benefits outweighs the potential for extraction of mineral resources.
- 8.55. An Energy and Sustainability Statement has been submitted with the application which aims to address the energy and climate change requirements of the NPPF and the JCS. Passive and energy efficient measures contributing to reducing the residual emissions are proposed, including through a fabric first approach to building construction, mechanical ventilation with heat recovery and an air source heat pump system to serve the office areas. The submitted plans also indicate solar panels on the roof of the units. The document confirms that the development is aiming to achieve BREEAM 'Very Good'.
- 8.56. Travel Plans would further enhance the sustainability of the development and it is considered that the information submitted provides a suitable sustainability strategy that would enable the development to comply with the objectives of Policies S10 of the JCS, Policy 5 of the emerging Local Plan and guidance in the NPPF. A condition regarding the energy and sustainability measures to be incorporated into the final design is recommended.
- 8.57. The Strategic Planning team (former County Planning team) has recommended a financial contribution towards fire hydrants as well as a condition requiring details for the provision of fire hydrants and sprinkler systems. However, there is no policy basis to secure this and as such these measures could not be sought through this planning application.

8.58. The Council's Archaeological Advisor has been consulted and there are not considered to be any implications for archaeology with this application.

## **9. FINANCIAL CONSIDERATIONS**

9.1 CIL is not chargeable on this development.

## **10. PLANNING BALANCE AND CONCLUSION**

10.1 The principle of the proposed development is in accordance with the land's existing and emerging allocation for employment use. Furthermore, the site has previously been used for employment and there is an extant planning permission on the site that allows for B2 and B8 use.

10.2 The proposal would contribute towards the economic growth of Northampton by supporting employment opportunities and the development represents an effective use of land through the recycling of this brownfield site.

10.3 The development is considered to constitute high quality design and the proposal would be in keeping with the character of the surrounding area. The scheme includes areas of landscaping that would deliver ecological enhancement on the site.

10.4 The development is acceptable in highway safety terms and the impacts of the development on residential amenity and air quality can be mitigated appropriately.

10.5 The proposal is considered to represent sustainable development and is in accordance with the policies and guidance as detailed within this report, subject to conditions.

## **11. RECOMMENDATION**

**DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO GRANT PERMISSION, SUBJECT TO:**

- 1. THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY) AND**
- 2. THE COMPLETION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS SUBSTITUTED BY THE PLANNING AND COMPENSATION ACT 1991, TO SECURE THE FOLLOWING (AND ANY AMENDMENTS AS DEEMED NECESSARY):**
  - a) Financial contribution towards construction training**
  - b) Travel Plan monitoring fee**
  - c) Council's monitoring fee**

Conditions:

### **Time limit**

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

### **Approved plans**



2. The development hereby permitted shall be carried out in accordance with the following approved plans and material details therein:

Drawing number: 18397-CWA-SI-ZZ-DR-A-0201 Rev P-02,  
Drawing number: 18397-CWA-SI-ZZ-DR-A-0301 Rev P-07,  
Drawing number: 18397-CWA-U1-00-DR-A-2001 Rev P-01  
Drawing number: 18397-CWA-U1-ZZ-DR-A-2002 Rev P-01  
Drawing number: 18397-CWA-U1-RF-DR-A-2003 Rev P-02  
Drawing number: 18397-CWA-U2-00-DR-A-2010 Rev P-01  
Drawing number: 18397-CWA-U2-ZZ-DR-A-2011 Rev P-01  
Drawing number: 18397-CWA-U2-RF-DR-A-2012 Rev P-02  
Drawing number: 18397-CWA-U1-ZZ-DR-A-2101 Rev P-01  
Drawing number: 18397-CWA-U2-ZZ-DR-A-2111 Rev P-03  
Drawing number: 18397-CWA-U2-ZZ-DR-A-2211 Rev P-02  
Drawing number: 18397-CWA-U1-ZZ-DR-A-2201 Rev P-01  
Drawing number: 18397-CWA-SI-ZZ-DR-A-SK0025 Rev P-02  
Drawing number: 21-08-06 Rev A  
Drawing number: 21-08-07 Rev A  
Drawing number: 21-008-P-09 (-)  
Drawing number: 21-008-P-10 (-)  
Drawing number: 21-08-03 Rev A

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

### **Construction management plan**

3. A Construction Management Plan (CMP) to mitigate the impacts of the construction of the development shall be submitted to and approved in writing by the Local Planning Authority before development commences. The CMP shall include details of:

- measures to control the emission of dust during the construction period
- measures to control noise and vibration from construction activities and machinery
- hours of construction work
- measures to prevent mud and other such material migrating onto the highway from construction vehicles
- routing of construction traffic
- design of any temporary construction access
- Loading and unloading arrangements for any large vehicles

The approved CMP shall be adhered to throughout the construction of the development.

Reason: To mitigate the impact of the construction of the development in the interests of residential amenity and highway safety. This is a pre-commencement condition to ensure timely submission of details.

### **Surface water drainage design**

4. Before any above ground works commence full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment and Drainage Strategy (Ref JJG/2018-225, dated February 2021 prepared by Nolan Associates) shall be submitted to and approved in writing by the Local Planning Authority. The scheme

shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- i) details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures
- ii) details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.
- iii) Calculations to demonstrate that attenuation elements, within 24hrs of reaching top water level, can accommodate 80% of the 1 in 10 year follow on storm event
- iv) Confirmation that improvement works to the 150mm Highway pipe has been completed
- v) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices.

Reason: To prevent the increased risk of flooding, both on and off site, by ensuring the satisfactory means of surface water attenuation and discharge from the site, and to accord with Policies BN7A and BN7 of the West Northamptonshire Joint Core Strategy, Policy 7 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

#### **Maintenance of surface water drainage**

5. No above ground work shall take place until full details of the management and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. The details shall include: the organisation or body responsible for vesting and maintenance of individual aspects of the drainage system; the maintenance and/or adoption proposal for every element of the surface water drainage system proposed on the site for the lifetime of the development; a maintenance schedule setting out the assets to be maintained; details of expected design life of all assets with a schedule of when replacement assets may be required. The maintenance schedule shall be accompanied by a site plan to include access points, maintenance access easements and outfalls. Maintenance operational areas shall be identified and shown on the plans to ensure access for maintenance of the asset. The maintenance plan shall be carried out in full thereafter.

Reason: In order to ensure that the drainage systems associated with the development will be maintained appropriately and in perpetuity, to reduce the risk of flooding due to failure of the drainage system. This is to accord with Policies BN7A and BN7 of the West Northamptonshire Joint Core Strategy, Policy 7 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

#### **Verification report for surface water drainage**

6. No Occupation shall take place until a Verification Report for the installed surface water drainage system, including the 150mm Highway pipe, for the site based on the approved Flood Risk Assessment and Drainage Strategy (Ref JJG/2018-225, dated February 2021 prepared by

Nolan Associates) has been submitted in writing by a suitably qualified independent drainage

engineer and approved in writing by the Local Planning Authority The details shall include:

- a) Any departure from the agreed design is keeping with the approved principles

- b) As-Built Drawings and accompanying photos
- c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
- d) Copies of any Statutory Approvals, including Land Drainage Consent for Discharges.
- e) CCTV Confirmation that the system is free from defects, damage and foreign objects.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site. This is to accord with Policies BN7A and BN7 of the West Northamptonshire Joint Core Strategy, Policy 7 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

### **Foul drainage**

7. No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a proposed foul pumped discharge rate and connection point. The approved foul drainage scheme shall be provided before the development is first brought into use and shall thereafter be retained.

Reason: To ensure suitable provision is made for the disposal of foul drainage in the interests of amenity and environmental well-being and to accord with Policies BN7A and BN7 of the West Northamptonshire Joint Core Strategy, Policies 6 and 7 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

### **Gas protection measures**

8. Details of a scheme of ground gas protection measures to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority before development commences. The gas protection measures shall be in-keeping with CIRIA 665 Characteristic Situation 2. The development shall be provided in accordance with the approved scheme and a verification report for the installation of the approved gas protection measures shall be submitted to and approved in writing by the Local Planning Authority before the buildings are first brought into use.

Reason: To ensure the effective remediation of contaminated land in the interests of health and safety and the quality of the environment, in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

### **Unexpected contamination**

9. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it shall be reported to the Local Planning Authority within 2 working days. Development works at the site shall cease and an investigation and risk assessment shall be undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings of the investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority, together with a scheme to remediate the identified contamination (if required), prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

### **Finished Floor Levels**

10. Prior to the construction of the new buildings hereby permitted, full details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

### **Noise mitigation measures**

11. The proposed noise mitigation measures, as set out in Section 8.3.1 of the Cundal Environmental Noise Report by Trebor Developments Ltd dated 15th October (Ref 1023093), shall be provided before the development is first brought into use and thereafter retained as such. Written confirmation of the installation of the noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority before the buildings are first brought into use. The written confirmation of installation shall include details of the density/noise performance parameters of the barriers installed.

Reason: In the interests of residential amenity and to accord with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

### **Fixed plant and equipment**

12. A Noise Assessment of all internal and externally sited plant and equipment for the units shall be submitted to and approved in writing by the Local Planning Authority before any plant and equipment is first installed. All plant and equipment shall comply with the night-time noise limit at the nearest noise sensitive property, as set out in Section 10 of the Cundal Environmental Noise Report by Trebor Developments Ltd dated 15th October, reference 1023093, with or without noise mitigation. The plant and equipment shall be provided in accordance with the approved details before the unit to which it relates is first brought into use and shall thereafter be retained as such. Any noise mitigation required shall be provided before the plant and equipment becomes operational and shall thereafter be retained.

Reason: In the interests of residential amenity and to accord with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

### **Noise management plan**

13. Before each unit is first brought into use, a noise management plan for that unit shall be submitted to and approved in writing by the Local Planning Authority. The noise management plans shall specify the internal and external sources of noise from the operation of the unit and detail a scheme for its management and control. The units

shall be operated in accordance with the associated noise management plans so approved.

Reason: In the interests of residential amenity and to accord with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

### **On-site highway works**

14. The access, parking, vehicle turning areas, cycle storage and pedestrian footways within the site, as shown on drawing number 18397-CWA-SI-ZZ-DR-A-SK0025 P-02, shall be provided before the development is first brought into use and thereafter retained as such.

Reason: In the interests of highway safety and to promote active travel and to accord with Policies C2 and S10 of the West Northamptonshire Joint Core Strategy, Policies 6, 27 and 33 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

### **Off-site highway works**

15. Before any development above floor slab level, full engineering, drainage and constructional details of the proposed works to form the footway to Crow Lane and to upgrade the existing splitter island to a pedestrian refuge shall be submitted to and approved in writing by the Local Planning Authority. The highway works so approved shall be provided in full before the development is first brought into use and shall thereafter be retained as such.

Reason: In the interests of highway safety and to promote active travel and to accord with Policies C2 and S10 of the West Northamptonshire Joint Core Strategy, Policies 6, 27 and 33 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

### **Full Travel Plans**

16. Prior to the occupation of the development hereby permitted, a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved travel plan shall be implemented at all times that the development is occupied.

Reason: To reduce the reliance on the private car for journeys to work in accordance with Policies S10 and C2 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

### **Air quality**

17. Notwithstanding the submitted information, a scheme to offset the air quality impacts from the development and which is based on a Damage Cost Calculation that has first been agreed in writing by the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority before any development above floor slab level. The approved air quality mitigation measures shall be provided before the development is first brought into use and thereafter retained.

Reason: To mitigate the impacts of the development on air quality and to accord with Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

## **EV Charging Points**

18. Notwithstanding the requirements of Condition 16, prior to the first occupation of the development hereby permitted, full details of a scheme for the provision of electric car charging points (including a timetable for implementation) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of creating a sustainable form of development in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy and the Northampton Parking SPD.

## **Construction Environment Management Plan (Biodiversity)**

19. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall incorporate the measures set out in Table 5.1 of the March 2021 Ecological Impact Assessment report by Swift Ecology and the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To mitigate the impact of the construction of the development on biodiversity and to accord with Policy BN2 of the West Northamptonshire Joint Core Strategy, Policy 29 (as modified) of the emerging Local Plan Part 2 and guidance in the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

## **Tree protection works**

20. The development hereby approved (including all preparatory work) shall be carried out in accordance with the Arboricultural Method Statement prepared by bea landscape design ltd dated 5<sup>th</sup> November 2021 (ref 2108 / EH / AMS001 A) and the associated tree protection plan. All tree protection measures shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed from the site.

Reason: To protect existing trees within and adjacent to the site and to accord with Policy BN2 of the West Northamptonshire Joint Core Strategy, Policy 29 (as modified) of the emerging Local Plan Part 2 and guidance in the National Planning Policy Framework.

## **Landscape and Ecological Management Plan**

21. A landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

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

The approved plan will be implemented in accordance with the approved details.

Reason: In the interests of biodiversity and to accord with Policy BN2 of the West Northamptonshire Joint Core Strategy, Policy 29 (as modified) of the emerging Local Plan Part 2 and guidance in the National Planning Policy Framework.

## **Biodiversity enhancement**

22. The ecological enhancement measures as detailed within section 6 of the Ecological Impact Assessment prepared by Swift Ecology, dated 17th March 2021 (Ref C2229-2) shall be provided before the development is first brought into use and thereafter retained.

Reason: In the interests of biodiversity and to accord with Policy BN2 of the West Northamptonshire Joint Core Strategy, Policy 29 (as modified) of the emerging Local Plan Part 2 and guidance in the National Planning Policy Framework.

## **Landscaping**

23. Prior to any works above slab level a detailed scheme of hard and soft landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, where present, the location and species of any existing trees and hedgerows on the land and details of any to be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

## **Landscaping Implementation**

24. 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 building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

All hard landscaping shall be carried out in accordance with the approved details prior to occupation of the development and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

### **External lighting**

25. Notwithstanding the submitted details, a scheme for the external lighting of the site which reflects the approved site layout plan shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use. The lighting scheme so approved shall be provided before the units are first occupied and retained as such thereafter.

Reason: In the interests of biodiversity, crime prevention and residential amenity. This is to accord with Policies Policy BN2 and S10 of the West Northamptonshire Joint Core Strategy, Policy 29 (as modified) of the emerging Local Plan Part 2 and guidance in the National Planning Policy Framework.

### **Security measures**

26. Notwithstanding the submitted details and prior to the occupation of the development hereby permitted, full details of security measures to serve the development, including CCTV coverage, shall be submitted to and approved in writing by the Local Planning Authority. These security measures shall be fully implemented prior to occupation of the development hereby permitted and be retained and maintained thereafter.

Reason: To ensure the provision of secure development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and guidance in the National Planning Policy Framework.

### **Energy and sustainability**

27. Prior to the construction of the development hereby above ground floor slab level, a detailed schedule of the energy and sustainability measures to be incorporated into the final development which is based on the principles set out in the Energy and Sustainability Statement prepared by Cundall dated 19 March 2021 (ref 1023093-RPT-SY-001 Rev P02), shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be provided before the development is first brought into use and retained thereafter.

Reason: To mitigate the impact of the development on climate change and to accord with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy 5 of the emerging Local Plan and guidance in the National Planning Policy Framework.



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