

Application Number: WNS/2022/1396/MAR

Location: Land to the North and East of Little Houghton CE Primary School
South of Home Acre and West of Bedford Road
Northampton Little Houghton NN7 1AG

Proposal: All outstanding Reserved Matters (Appearance, Layout, Scale and Landscaping) for new bus pick-up/drop-off and turning area with additional vehicle parking and highways access for Little Houghton CEVA Primary School, plus the erection of 22 Dwellings pursuant to Outline Planning Permission S/2019/1391/MAO. (amended plans)

Applicant: Francis Jackson Homes Ltd

Agent: Francis Jackson Homes Ltd

Case Officer: James Paterson

Ward: Hackleton and Grange Park

Reason for Referral: This application is to be determined at planning committee due to it being a major application.

Committee Date: 09/02/2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

Proposal

The application is the reserved matters submission following outline application S/2019/1391/MAO, which was approved at planning committee on 7th July 2020.

At outline stage, all matters were reserved apart from the means of access to the site, not including internal roads on the site, from Bedford Road to the east of the site. Therefore, this reserved matter application is seeking consent for the following elements which were reserved matters for the original application:

- Appearance
- Layout
- Scale
- Landscaping

The application includes plans detailing the layout of the proposed development including where the affordable housing provision is to be sited, full floor plans and elevations for the proposed dwellings alongside other details such as the proposed materials, parking arrangements and some landscaping details

Consultations

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

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

- NHS Clinical Commission Group, WNC Conservation Officer, TVP Crime Prevention Officer, WNC Ecology Officer, WNC Environmental Protection, Highways England, WNC Lead Local Flood Authority, WNC Archaeology, WNC Planning Policy, WNC Recreation and Leisure WNC Strategic Housing

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

- Little Houghton Parish Council

Seven letters of objection have been received and two 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:

- Reserved matter: layout (including amenity, and internal roads/paths, parking provision)
- Reserved matter: scale (including housing mix and built form)
- Reserved matter: appearance (including design, materials)
- Reserved matter: landscaping (including boundary treatments)

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

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

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

1.1 The application site is currently an area of open countryside located to the south edge of the village of Little Houghton. The site is currently undulating open pasture and forms part of the southern entrance into the village off the A428 from Bedford Road.

- 1.2 The northern boundary to the site is marked by the existing driveway of the dwellings across the northern side of Home Acre while the southern boundary is a notional line across the area of pasture. To the west the site boundary is formed by the rear gardens of a number of properties in Lodge Road as well as parts of the playing ground of Little Houghton C of E Primary School. The eastern boundary is partly formed by the edge of Bedford Road which on the area of the site is shown as a mature hedgerow while the remaining eastern edge of the site is a notional line across the pasture.
- 1.3 There is a drainage / spring close to the southern edge of the site which runs under Bedford Road and links into the balancing ponds located on the eastern side of the Little Houghton village. The application site is located outside of this drainage feature.

2. CONSTRAINTS

- 2.1. The site is located outside the village confines, although it is immediately adjacent to the settlement boundary across much of the application boundary, and as such is located within an area of open countryside. The site lies within the 2km of several local wildlife sites. Adjacent to the northern edge the site is the Little Houghton Conservation Area and the main entrance into the site is located opposite to two grade II listed buildings in the form of numbers 79 and 81 Bedford Road to the east as well as the grade II listed garden wall to Home Farmhouse to the north. The site also lies in an area with potential underground heritage assets.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. This is seeking reserved matters approval for 22 dwellings, following the granting of outline approval S/2019/1391/MAO by a Planning Committee. The application seeks reserved matters approval for the layout of the development as well as its scale and appearance alongside any associated landscaping treatment. It should be noted that since this is a reserved matters application, this application can only consider the issues that were reserved from the original outline permission. Many other issues such as ecology, land quality, drainage and archaeology were assessed at outline stage and conditions relating to these matters were included as part of that application.
- 3.2. Access to the site has already been established and agreed from Bedford Road and Home Acre to the north and east of the site. However, some aspects of the access arrangements remain outstanding, particularly in terms of the layout of the roads and paths on the site.

4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
S/2019/1391/MA O	Outline planning application (all matter reserved except access) for up to 22 dwellings including a new pick up/drop off and turning area with additional vehicle parking and highways access for Little Houghton CE Primary School.	Approval
S/2013/0730/FU L	Little Houghton C of E Primary School Lodge Close Little Houghton. Extension and modification to the primary school.	Approval
S/2012/0101/FU L	Little Houghton C of E Primary School Lodge Close Little Houghton. Provision of standalone External Kitchen Unit on School Site.	Approval

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 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 Housing Development
- S10 – Sustainable Development Principles
- S11 – Low Carbon and Renewable Energy
- C1 – Changing Behaviour and Achieving Modal Shift
- C2 – New Developments
- RC2 – Community Needs
- H1 - Housing Density and Mix and Type of Dwellings
- H2 - Affordable Housing
- H4 – Sustainable Housing
- INF1 - Approach to Infrastructure Delivery
- R1 - Spatial Strategy for the Rural Areas

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
- SDP3 – Health facilities and wellbeing
- INF1 – Infrastructure delivery and funding
- INF4 – Electric vehicle charging points
- GS1 – Open space, sport and recreation
- NE4 – Trees, woodlands and hedgerows
- NE5 – Biodiversity and geodiversity
- NE6 – SSSIs and Protected Species

Material Considerations

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Supplementary Planning Guidance
- SNC Design Guide
- SPD Parking Standards and Design

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	Position	Comment
Little Houghton Parish Council	Support	Overall, the Council is happy with the application and also support the revised access to the school.
WNC Archaeology	No objection	Have no specific comments on the application but request that two archaeological conditions be included in this application, rather than the one included in the outline. <i>Officer Response: The two conditions requested at the outline stage were amalgamated into condition 13 of that permission and it is not appropriate to replicate them here.</i>
WNC Lead	No Objection	Additional detail has been requested

Local Flood Authority		by the LLFA in relation to drainage <i>Officer Comment: These matters are dealt with by conditions 4, 5, 11, 12, 21 and 25 of the outline permission.</i>
WNC Conservation Officer	No Objection	The proposed development along Lodge road is not considered to harm the setting of the nearby listed buildings which is considered to be mainly limited to their curtilage, immediate environs and contribution to streetscene and which makes a negligible to low contribution towards overall significance.
WNC Environmental Protection	No Objection	Conditions requested in relation to noise, contaminated land, construction traffic, air quality and lighting. Concerns also raised as to whether existing conditions on the outline would need to be re-discharged. <i>Officer response: The conditions being sought by this consultee were applied to the outline consent and should not be replicated here. Where conditions have been discharged, officers are content that the proposed layout is not sufficiently different from the layouts on the basis of which these conditions have been discharged to warrant requiring the applicant to re-submit these details.</i>
WNC Ecology Officer	No Objection	Recommends consultation with Natural England local area team to advise whether the mitigation may be dealt with via a bespoke contribution or fixed contribution to Strategic <i>Officer comment: While officers have sought a response from Natural England for completeness, these matters were dealt with at outline stage and it is not appropriate to introduce additional requirements here. In any case, this application does not directly relate to ecological matters.</i>
WNC Planning Policy	No Objection	The principle of development on this site has been established through the granting of outline application S/2019/1391/MAO. As such, the Planning Policy Team raises no in principle objection to a reserved matters application; subject to the

		requirements of the outline consent and the associated Section 106 being complied with, and any associated reserved matters being fully compliant with the requirements of the development plan, unless material considerations indicate otherwise.
WNC Recreation and Leisure	No Objection	Raises issues and queries relating to the design of the development including environmental and recreational features.
WNC Strategic Housing	No Objection	Provided comments relating to strategic fit, housing needs, affordable housing provision and mix, site layout and appearance, design standards, accessibility.
WNC Highways	No Objection	Required additional information in regard to a swept path analysis, tactile paving locations and the right of access to plots 1-3. <i>Officer comment: Robust swept path analyses have been submitted alongside details of the location of tactile paving. Right of access to Plots 1-3 has also been secured by the applicant.</i>
Natural England	No Objection	No comment
NHS Clinical Commission Group	No Objection	A S106 contribution has been requested to cover primary health care provision. <i>Officer comment: A S106 contribution for this was already sought and agreed at outline stage and it would not be reasonable to request further contributions for the same thing which also does not directly relate to this application.</i>
Highways England	No Objection	No comment
TVP Crime Prevention Officer	No Objection	Concern with lack of control to access to the school car park. Where rear garden fences are exposed to the public domain they should be supplemented with a trellis topping to make climbing over the fence more difficult. gates leading from the parking area into the garden - plots 11-13 and 6 & 7 should be secured with a key to key mortice lock <i>Officer comment: Officers are content</i>

		<i>that these matters can be addressed via condition 3.</i>
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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 seven letters of objection and two letters of support raising the following comments:

- Inadequate parking provision for the school, including collection and drop-off
- Inadequate room for vehicles to turn during school drop-off times and they would have to turn in front of the school entrance which is hazardous
- The application should include the provision of a child's play area
- Objections to any removal of the hedgerow between the new access and Home Acre
- The application should ensure adequate tree planting and communal green spaces
- Concerned about the material pallet of the development, more of the development should be ironstone
- The proposal should include adequate sustainability measures including solar panels and electric vehicle charging

8. APPRAISAL

Have headers at start of each section with the main issues, with numbered paras below, example headers shown below and not exclusive

Principle of Development

8.1. Notwithstanding the site's location beyond the settlement confines of Little Houghton as defined by Policy SS1 of the West Northamptonshire Joint Core Strategy Local Plan (Part 1), the principle of developing this site was established by following the grant of outline permission by Planning Committee; this outline permission is extant.

8.2. Given this establishment of the principle, and that this is the reserved matters of the outline permission that was granted, subject to conditions and S106 agreements, the principle of development is considered to be acceptable.

Reserved Matter: Layout

Pattern of Development

8.3. The proposal follows the overall pattern of development set out in the indicative site plan at outline stage. However, the plans have seen development since that time with further changes to the final location of some of the dwellings as well as alterations to the density of the houses in the central portion of the site. Overall, the layout of the site would resemble the grain of development at Home Acre

while also having regard to the wider form and pattern of development across the village.

- 8.4. While the proposal would not create development blocks but, rather, two distinct cul-de-sacs which are often not desirable in terms of achieving well-designed places, in this instance it is noted that the layout of the development has been somewhat informed by the existing cul-de-sac at Home Acre alongside the need to provide the parking area to the adjacent school and that these considerations alongside the limited size of the site have precluded the development being laid out in a block format with more permeability throughout the site. Therefore, in this instance, the layout is appropriate in this regard and responds well to the various constraints around the site.
- 8.5. The development blocks provide active street frontages, secure rear gardens, and with parking provided in discreet locations to the side or rear of dwellings. Garages are likewise located to the side or rear of houses to ensure that they do not detract from the appearance of the front facades of the dwellings; the exception to this would be Plot 1, however, officers consider that this would be acceptable in this instance since it would fall within the Home Acre streetscene which includes garages forward of the principal elevation and therefore the arrangement of Plot 1 would not appear out of place. The new roads and private driveways would meander organically which would create some visual interest and give the development an informality fitting to its rural environment.
- 8.6. Officers consider that all of the public spaces would be well-overlooked by the proposed dwellings giving a good level of passive surveillance, particularly having considered the adjacent primary school. While it is noted that the provision of public green space and a child play area would be preferable, as pointed out during the public consultation, it is noted that this is not required by the Council's planning policies and was not required by condition at outline stage.
- 8.7. The school parking area and access is appropriately laid out with safe access being afforded to the site. Officers are satisfied that this is in the most appropriate location on the site and would flow from the main site of the residential development in a clear and considered way.
- 8.8. Officers also note that the road terminating at the south of the site has been designed in such a way so as to not preclude future expansions to the village which is appropriate.
- 8.9. Overall, the layout now follows the Council's Design Guide, securing a well-considered arrangement of built form and internal roads which would read as a logical extension to the village.

Parking

- 8.10. The proposal offers sufficient car parking spaces to be policy compliant. Off-street parking is provided in a mixture of tandem parking to the side of houses, parking in front of garages or, in the case of Plots 11-13 a small parking court. All of these approaches are supported in the Council's design guidance since they all allow good access to and from the public highway while avoiding parking cluttering the principal façade of the proposed dwellings. While some on-street visitor parking

is provided, these are kept to an appropriate minimum and discreetly located. Officers also note that a good degree of natural surveillance would be afforded to all the parking areas.

- 8.11. Officers are satisfied that sufficient car parking would be provided serving the primary school which would represent a significant improvement over the existing arrangement. Furthermore, officers are satisfied that buses and other service vehicles serving the school, as well as those serving the dwellings, could safely enter the development from Bedford Road and navigate the site before turning around and exiting onto Bedford Road in forward gear. Therefore, this proposed parking and drop-off area is appropriate. Officers note concerns of potential user conflicts on the highway with children being dropped off at the school, however, officers do not expect that this would give rise to severe highways safety concerns nor be significantly worse than would be the case with the current situation at the school. However, condition 32 of the outline permission is noted; this condition requires additional parking to be made available to the school; specifically officers understand this to be to serve parents picking up and dropping off children from the school. Since the outline permission where an indicative layout was provided by the applicant, the proposal has been revised from outline stage to include bays on the road leading to the school for six or seven cars. Officers consider that this would address the requirements of condition 32 as well as the concerns which led to the imposition of that condition and the concerns raised during the public consultation of this application since there would be sufficient room for parents to pull up in these areas and reduce congestion at the entrance to the school around peak times.
- 8.12. No specific cycle parking has been shown on the submitted plans. However, officers are content for cycle parking to be agreed by condition and each plot it sufficiently large to accommodate any associated cycle parking.
- 8.13. The proposal is therefore acceptable in terms of parking.

Amenity

- 8.14. The dwellings would all have a coherent internal layout that would offer a good level of amenity to future occupiers. Most of the proposed dwellings accord with the nationally described space standards; however some of the affordable two and three bedroom dwellings fall slightly below these standards by a very minor amount, under 1m² in the case of the two bedroom bungalows. Although a compliant scheme would be expected in the first instance, planning officers consider this shortfall would not substantiate grounds for refusal and officers are satisfied that these dwellings would still provide sufficient amenity to future occupiers.
- 8.15. Private amenity spaces serving each dwelling are all of a good size and would likewise offer a good level of amenity to future occupiers.
- 8.16. In instances where dwellings would be back-to-back, the distances between dwellings would 18m in most locations and there would be no instances of blank, two-storey elevations being addressed by habitable accommodation at close range.

- 8.17. While there would be garages provided adjacent to boundaries with neighbours, having regard to the scale and design of the garages, it is considered that these would not give rise to unacceptable overbearing to neighbours.
- 8.18. Properties that address the primary streets through the site would also face each other at a distance that would not result in unacceptable inter-looking; officers also note that there would be relief between these views as a result of the street and associated street furniture and car parking.
- 8.19. Having regard to the above consideration alongside a careful consideration of the layout of windows serving habitable rooms, the orientation of the sun and the layout of the housing on the site officers consider that the proposal would not give rise to unacceptable lack of light or overshadowing to any future occupiers. Likewise, the houses are set across the site in a measured manner which ensures that they would not give rise to an unacceptable sense of enclosure or overbearing to their neighbours. Lastly, officers are satisfied that the proposal would not lead to a situation where future occupiers would be unacceptable overlooked, with any overlooking being limited to 'glimpses' of neighbours which would be typical for any housing development and would also not suffer from an unacceptable perception of being overlooked.
- 8.20. The development is considered to be acceptable in amenity terms.

Reserved Matter: Scale

- 8.21. Officers note that an indicative site plan was submitted and considered to be broadly appropriate at outline stage; while some evolution has taken place the proposal broadly reflects that which was submitted at outline.

Affordable Housing

- 8.22. The application proposes seven affordable housing units are proposed, with four proposed for affordable rent while three would be sold in shared ownership. The number of affordable units was set out outline application stage following the submission of a viability statement, since the proposed provision would be 32% of the total housing being affordable rather than the policy compliant 50%; this was secured via a S106 agreement as part of that application.

- 8.23. In total, the revised proposal would deliver:

2 x 2-bedroom bungalows

4 x 2-bedroom dwellinghouses

1 x 3-bedroom dwellinghouse

- 8.24. Officers consider that the proposed mix of affordable housing is appropriate and would accord with the S106 agreement.

- 8.25. Officers also note that a site plan has been submitted which shows the location of the affordable housing provision on the site. The affordable housing has been clustered in centre of the site and is of a higher density and would have fewer

bedrooms than many of the other dwellings for the private market. While officers consider that it would be preferable to disperse the affordable housing throughout the site and for such housing to be of a more similar scale with the surrounding houses for private sale, officers consider that the proposed layout would be acceptable since the affordable housing would still afford a good level of amenity to occupiers while the site is not of a size where affordable housing could be readily and easily dispersed. Furthermore, their clustering in the centre of the site means that there is a logical increase in density towards the centre of the site with lower densities around the edges and, notably, where the site meets open countryside, which is appropriate. Officers also note that the affordable housing would be of a similar scale, massing and design as the surrounding houses and would therefore integrate well into the scheme and would not be easily read as being the affordable contribution.

- 8.26. Having carefully considered the consultation response from the Council's strategic housing officer, planning officers are of the view that the proposal is acceptable in this regard.

Private Market Housing

- 8.27. The application proposes the following mix of dwellings for the units for private sale:

4 x 3-bedroom units

11 x 4-bedroom units

- 8.28. While it is noted that there is a bias towards larger homes, having regard to the requirements of Policy H1 and the consideration of the Council's Strategic Housing Officer, officers are satisfied that this mix is appropriate for this site and would address the housing demand for family-sized dwellings in the district.

Reserved Matter: Appearance

House Types

- 8.29. The development would consist of a number of different housing typologies including generous detached dwellings, bungalows and small terraces of houses. Having such a mix of housing on the site would ensure that the development would appear eclectic in the sense that it would reflect different housing that can be found across the village while the design of each different type of housing would be similar, when considering their materiality, fenestration and position on each plot, which would give the development a strong sense of cohesion overall.
- 8.30. The differenced in typologies has also allowed for the development to respond to the context of each part of the site in an appropriate way. The pair of semi-detached dwellings fronting Bedford Road broadly reflect the rhythm of the listed buildings to the north creating a sense of enclosure to the front of the houses. The houses fronting Home Acre would be set back from the street and would offer a generosity of space and plot size that reflects the existing dwellings on the north of that street. Meanwhile the main thoroughfare through the site to the

school would feature houses of a greater density which reflects the hierarchy of access across the site.

- 8.31. It should be noted that while officers are content with the overall design of the proposed dwellings, Condition 4 has been included to ensure that full architectural detailing is provided by condition to ensure full compliance with the Council's design guidance.
- 8.32. Officers note the aspirations of Policy S10 and the objectives of the Council to encourage sustainable design. However, it is noted that the policy does not include specific objectives or targets for new development but officers are content that the proposal broadly reflects the objectives set out in S10.
- 8.33. Officers are therefore content with the types of houses being sought as part of this application.

Materials

- 8.34. The dwellings and associated garages would be finished in a mixture of red brick (using Baggeridge Oast Russet Brick and Northcot Brick - Cotswold Red Brick) and coursed ironstone. The dwellings across the north and east boundaries of the site, as well as Plots 14 and 15, would be predominantly finished in ironstone with small single storey projections being finished in brick; the garages would also be finished in brick. The rest of the dwellings, notably those fronting the main street which accesses the school would be entirely finished in red brick. All of the dwellings would be finished with natural slate.
- 8.35. Having regard to the Little Houghton Conservation Area Appraisal as well as the Council's design guide, planning officers consider that ironstone is an appropriate material to use for the outward facing parts of this development since this would clearly reference the predominant materials used on Bedford Road in historic parts of the village and given it is the prevalent material on historic buildings within the village's core. It is considered that red brick would also be appropriate in on the site in order to provide variation across the site and create visual interest; in any case it is noted that red brick it generally sites comfortably alongside ironstone while examples of dwellings finished in red brick are found within the village, and certainly within the wider district.
- 8.36. Planning officers have proposed Conditions 6 and 7 which requires samples to be provided and approved by the Council; this is to ensure that the proposed materials would be of a satisfactory appearance.
- 8.37. Natural slate is also considered to be a high quality and appropriate finish to the dwellings and will ensure that they represent high design quality. Officers have also recommended Condition 8 for samples of the roof material to be provided to and approved by the Council.
- 8.38. Some details as to the surfacing of the roads and pavements have been provided as part of this application and officers consider that these details are acceptable. However, further details are needed to ensure all areas of hard standing, including driveways, would be of sufficient quality; Condition 10 has been included to this effect.

Conclusion

- 8.39. Other important elements that affect the overall appearance of the development, such as boundary treatments (and finishes) will be considered in the subsequent section (landscaping).
- 8.40. However, Officers consider that the development proposal before the Council will result in a high-quality edge-of-settlement development that accords with the Council's Design Guide and sits comfortably within the context of Little Houghton.

Reserved Matter: Landscaping

Boundary Treatments

- 8.41. Boundary treatments between dwellings would be close boarded fencing while boundaries that are either prominent or highly visible to the public realm would be finished in brick or stone. Officers are satisfied that fencing is an appropriate material to delineate gardens in backland areas, given that these areas would not be readily perceptible to public views, while stone and brick treatments to the visible areas of the site would comply with the requirements of the Council's design guide. The school car park would likewise be enclosed with a gate and other security systems managing access to the site; these details have not been specified as part of this application.
- 8.42. Officers have recommended Condition 3 to include a full plan of where each boundary treatment is proposed and for elevational detailing of typical stone and brick boundary walls. Officers are satisfied that this would also deal with the concerns raised by the Crime Prevention Officer in relation to ensuring boundary treatments are sufficiently robust to prevent people climbing over fences as well as to ensure that the school is adequately enclosed. Officers also propose to remove permitted development rights with regard to boundary treatments by condition to ensure the development remains of high design quality throughout its lifetime.

Soft Landscaping

- 8.43. Officers note that existing mature hedgerows on the site have been retained where possible in the proposed design of the development, which is supported.
- 8.44. While some landscape details have been submitted as part of the plans, a full landscape plan providing full detail of any landscaping being proposed has not been provided. Officers are satisfied with the overall arrangement of the site in terms of soft landscaping but have included Condition 12 requiring a full landscape plan to be submitted specifying which would provide a more details arrangement for officers to consider. Subject to this condition, officers are content that the proposal would include appropriate soft landscaping

Conclusion

- 8.45. The boundary treatments shown on the relevant drawing are considered to be sited and finished in accordance with the Council's Design Guide, minimising the

use of close boarded fencing, and avoiding the unnecessary subdivision of open spaces at the edges of the development.

8.46. A suitable planning condition will be used to secure the submission of a revised soft landscaping plan which avoids the use of non-native species. However, overall, the details shown on the submitted landscaping scheme are felt to be acceptable.

9. FINANCIAL CONSIDERATIONS

9.1. The proposed development would be liable for CIL. The total amount liable would be £502,927.34; however, the affordable housing relief would be £67,548.84, leaving a total of £435,378.50 which would be liable.

9.2. It should be noted that various financial contributions were secured via S106 agreements at outline stage.

10. PLANNING BALANCE AND CONCLUSION

10.1. The principle of the development was established on the approval of the outline permission by planning committee and all matters, apart from layout, scale, appearance and landscaping were dealt with as part of that application; a number of the conditions from that application have also been discharged.

10.2. This application seeks to approve the reserved matters, specifically relating to the layout, scale, appearance, landscaping and also have the internal roads and paths agreed too.

10.3. These matters have been looked at individually throughout this report. Having considered all relevant matters pertinent to this reserved-matters application, Officer are satisfied that the scheme accords with the relevant national and local policies and guidance and should be approved.

11. RECOMMENDATION AND CONDITIONS

11.1. Detailed recommendation here and full list of conditions and reasons here

RECOMMENDATION – DELEGATE TO THE HEAD OF PLANNING DELIVERY FOR PLANNING AND ENVIRONMENT TO GRANT PERMISSION, SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY):

CONDITIONS

Time Limit

1. The development hereby permitted shall be begun before the expiration of two 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.

Compliance with 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:

- 1030-2-01 Revision C, Planning Layout, received 06/01/23
- 17003/111 Revision B, Site Layout, received 06/01/23
- Materials Schedule produced by Francis Jackson Homes Ltd. dated 9th December 2022;
- 1030-10 Revision B, (Plots 1 and 4), received 12/12/22
- 1030-12 Revision B, (Plot 2), received 12/12/22
- 1030-13 Revision B, (Plot 3), received 12/12/22
- 1030-15 Revision B, (Plots 5, 14 and 18), received 12/12/22
- 1030-17LE Revision A, (Plots 6 and 7), received 12/12/22
- 1030-18 Revision B, (Plots 8 and 10), received 12/12/22
- 1030-14 Revision C, (Plot 9), received 12/12/22
- 1030-19 Revision A, (Plots 11, 12 and 13), received 07/07/22
- 1030-11 Revision B, (Plots 15 and 17), received 12/12/22
- 1030-16 Revision B, (Plot 16), received 12/12/22
- 1030-20 Revision A, (Plots 19 and 20), received 07/07/22
- 1030-21 Revision B, (Plots 21 and 22), received 12/12/22
- 1030-22, Garages, received 07/07/22
- 1030-18 Revision A, Affordable Housing Plan, received 13/12/22
- FJH/LH/1001 Revision B, Meter Positions Plan, received 13/12/22
- 17003/101 Revision H, Development Access Proposals Drawing, received 13/12/22
- 17003/102 Revision E, Swept Path Analysis 1/4, received 09/09/22
- 17003/103 Revision E, Swept Path Analysis 2/4, received 09/09/22
- 17003/104 Revision E, Swept Path Analysis 3/4, received 09/09/22
- 17003/105 Revision E, Swept Path Analysis 4/4, received 09/09/22
- 17003/112 Revision A, Parking Layout, received 13/12/22
- 17003/113 Revision A, Highway Surfacing Plan, received 13/12/22
- Site Location Plan, received 07/07/22
- Design and Access Statement, received 07/07/22

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

Boundary Treatments

3. No dwelling shall be constructed above slab level until a boundary treatment plan has been submitted and approved in writing by the Local Planning Authority. This shall include the means of enclosure around the approved dwellings, balancing pond feature and extended school site in addition to security measures to control access to the school site. Furthermore, detailing how the full elevational details of a typical brick boundary wall, typical boundary fence and typical stone boundary wall (including how they respond to changes in ground level where applicable) shall be submitted to and approved in writing by the Local Planning Authority, prior to any construction above slab level. These details shall include how the walls will be capped and should also include details on coursing/mortar work if finished in natural ironstone. Such means of enclosure 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.

Architectural Detailing

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

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

Materials as Specified

5. The materials to be used in the proposed development shall be as specified in the application hereby approved. There shall be no variation of these materials without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development is visually satisfactory as required by Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Stone Sample Panel

6. The external walls to be constructed in natural weathered ironstone, as per the approved plans, shall be laid, dressed, coursed and pointed using a lime based mortar with brushed or rubbed joints in accordance with a sample panel

(minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the stonework is commenced. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

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

Brick Sample Panel

7. The external walls to be constructed in brick, as per the approved plans, shall be laid shall be constructed in brickwork, of a type, colour, texture, face bond and pointing which is 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 commencement of the brickwork. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

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

Sample of Roofing Materials

8. Samples of the roofing materials (including ridge tiles) to be used in the covering of the roofs of all dwellings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

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

Meter Boxes

9. Electricity and gas supply meter housings associated with the proposed development shall only be installed as per the submitted plan 'Meter Positions', received 13/12/22 (reference: FJH/LH/1001 B). The development shall thereafter be carried out in accordance with the approved details.

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

Details of Parking Surfacing

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

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

Handrails

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

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

Submit Landscape Scheme

12. A scheme for landscaping the site shall be provided to and approved in writing by the Local Planning Authority which shall include:-

(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),

(b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,

(c) details of the hard landscaping including hard surface areas, pavements,

pedestrian areas and steps.

Such details shall be provided prior to the development progressing above slab level or such alternative time frame as agreed in writing by the developer and the Local Planning Authority. The approved scheme shall be implemented by the end of the first planting season following occupation of the development.

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

Maintenance of Planting

13. 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, 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..

Refuse/Cycle Storage

14. Prior to the first occupation of the approved development further details of the cycle storage and refuse/bin storage serving this development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include elevational drawings and materials/finish. The storage facilities shall thereafter be provided in accordance with the approved details before the first occupation of the development and retained thereafter for these purposes. The cycle storage shall comply with the relevant standards set out in the Council's 'Parking: Standards and Design' SPD.

Reason: In order that proper arrangements are made for the storage and disposal of waste in the interests of well planned development and in accordance with Policy SS2 of the South Northamptonshire Local Plan.

Provision of Garages

15. The garages shown on the approved plans shall be constructed and completed in accordance with the approved plans details before any dwelling is occupied.

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

Exclusion of Fencing/Walls

16. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) and the means of enclosure approved by this application, no gate, fence, wall or other means of enclosure shall be altered, erected, constructed or placed in any position that is forward of the principal elevation (or the flank wall of a dwelling at the junction of two roads or a road and shared private drive) at any time, without the prior express planning permission of the Local Planning Authority.

Reason: In order to retain an open character free of visual clutter to the benefit of the character and appearance of the development and rural context of the site, in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.