

Application Number: WND/2022/0800

Location: Land at Malabar Farm, Staverton Road, Daventry

Proposal: Reserved matters application (appearance, landscaping, layout and scale) for construction of 222 dwellings, associated access routes, landscaping, open space and drainage pursuant to outline approval DA/2019/0750.

Applicant: Crest Nicholson and Spitfire Homes

Agent: Nexus Planning

Case Officer: Rebecca Grant

Ward: Daventry West

Reason for Referral: Affects Sustainable Urban Extension

Committee Date: 23/01/2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION – GRANT PERMISSION WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING DELIVERY FOR PLANNING AND ENVIRONMENT SUBJECT TO;

CONFIRMATION OF THE LOCAL HIGHWAY AUTHORITY APPROVAL IN RELATION TO AMENDED PLANS;

**CONFIRMATION OF WNC LANDSCAPE OFFICERS APPROVAL IN RELATION TO AMENDED LANDSCAPE PLANS; AND
CONDITIONS AS DEEMED NECESSARY, AS SET OUT IN THE REPORT.**

Proposal

Submission of reserved matters application for details of layout, scale, appearance and landscaping for the erection of 222 dwellings in Phase 1A and adjoining open space and drainage details.

A number of revisions have been made to the scheme to ensure that it is in accordance with the principles set out in the approved Design Code;

- Clarification on colour of window frames
- Clarification on boundary treatments
- Amenity space for maisonettes has been included
- Number of units reduced from 6 to 5 to be served off a private drive
- Public access has been closed off between maisonettes
- Clarification on finishes of front doors
- Revised affordable mix

Consultations

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

- Local Highway Authority

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

- Daventry Town Council, Staverton Parish Council, Planning Policy Team, WNC Affordable Housing Officer, Crime Prevention Officer, WNC Landscape Officer, WNC Environmental Health

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 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 site comprises of approximately 11.43 hectares of predominately agricultural land and is located on the south western edge of the Daventry urban area.
- 1.2 The village of Staverton lies approximately 1.5km to the west and Daventry town centre lies 1.8km to the east. Access to the site is from the A425 from an approved roundabout which has not yet been installed. The Old Staverton Road forms part of the northern boundary of the site which links to the remainder of Policy H01 allocation which is under separate land ownership (planning approval reference DA/2019/1000 which is under construction).
- 1.3 The topography of the site has steep gradients falling in a northern and easterly direction. The agricultural fields comprise large parcels which are separated by hedgerows.
- 1.4 Beyond the wider allocation, on the opposite side of the A425 is Staverton Sports Park. Daventry town centre is located to the north east of the site and is linked via the existing footbridge over the A45. To the south is Staverton Wood and Oak Spinney with green fields being to the west. Long Buckby railway station lies approximately 8km (as the crow

flies) from the site and provides services to London Euston and Birmingham New Street. Within 2km of the site are a range of shops and services.

- 1.5 This first phase of development lies within the northern section of the outline approval. Access will be via the approved roundabout from the A425 (to be constructed).
- 1.6 Phase 1A sits on two agricultural fields and abuts Stepnell Spinney at the south eastern corner. Phase 1A is broadly defined by existing field boundary hedgerows and trees along the northern, western, eastern boundaries, and eastern sections of the southern field boundaries, with a north south orientated hedgerow running through the middle of the site dividing the site into two fields.

2. CONSTRAINTS

- 2.1. The application site falls within land allocated by Policy H01 of the Settlements and Countryside Local Plan (Part 2) (DLLP2) for Daventry South West Sustainable Urban Extension.
- 2.2. There are no designated archaeological heritage assets (scheduled monuments) within the site or within a 1km radius. There are three scheduled monuments within a 3km radius, these comprise of Borough Hill, Burnt Walls earthworks and remains of a moated monastic retreat house, manorial courthouse and Inn at Badby.
- 2.3. There are three statutory designated sites within 2km of the site. These are Badby Wood Site of Special Scientific Interest (SSSI), Daventry Country Park Local Nature Reserve (LNR) and Daventry Reservoir and Country Park LNR. All three are at approximately 1.95km distance from the proposed site.
- 2.4. There are twelve Local Wildlife Sites (LWS) within 2km of the site. One is located within the site, and a further three are located directly adjacent to the site boundary. These are designated at the County level of importance.
- 2.5. A further fifteen potential wildlife sites (pLWS) are present within 2km of the site. These are sites 'either known or thought to be higher biodiversity level than the average countryside but have yet to be confirmed to be of LWS standard'.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. In November 2021 outline planning permission was granted for up to 1,100 dwellings, a primary school, a mixed-use Local Centre (Uses A1-A5, D1 and D2), together with associated public open space, landscaping, highways, sustainable drainage systems, and all ancillary infrastructure works.
- 3.2. A site wide Design Code (to cover all future phases of the permission) was approved following a presentation to this Committee in July 2022.
- 3.3. This reserved matter application proposes 222 dwellings, associated access routes, landscaping, open space and drainage and is the first reserved matters application for the SUE.
- 3.4. The proposed development will comprise 65 affordable units.
- 3.5. The proposed mix for both market and affordable units is set out in the table below;

Phase 1A

Housing Mix	Market	Market %	Affordable	Affordable %
1 Bed Apartment	8	5	8	17
1 Bed Maisonette	2	1	17	35
2 Bed Apartment	9	5	10	21
2 Bed Dwelling	38	22	8	17
3 Bed	57	33	5	10
4 Bed	51	29	0	0
5 Bed	9	5	0	0
Sub-total	174		48	
Overall affordable %	22			

3.5 A large area of open space is provided within the application site. This forms part of Stepnell Spinney Park which comprises a Local Equipped Area of Play (LEAP) as well as green links between development blocks, play on the way and fitness stations adjacent to footpaths and also an orchard with picnic area. There is a green buffer surrounding the site boundary which contains Sustainable Drainage features such as ponds and swales to manage the attenuation and discharge of the surface water along the northern boundary and the eastern/north eastern boundary. Existing trees and hedgerows within the site will be retained where possible and enhanced with native trees and hedgerow planting.

3.6 A number of amendments have been made to the layout and house type design during the application process. The most recent updates include;

- Clarification on colour of window frames
- Clarification on boundary treatments
- Amenity space for maisonettes has been included
- Number of units reduced from 6 to 5 to be served off a private drive
- Public access has been closed off between maisonettes
- Clarification on finishes of front doors
- Revised affordable mix

4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
DA/2019/0750	Outline application (all matters reserved except principal means of access to highways) for a mixed-use development including up to 1100 dwellings, a 2 form entry primary school, local centre (A1, A2, A3, A4, A5 & D1/D2 including C2/C3 facilities, associated landscaping and demolition works.	APPROVED 05.11.2021

DA/2019/1000	Construction of 140 dwellings and associated infrastructure including vehicular access from the A425, provision of public open space and green infrastructure including leap, demolition of Drayton Lodge and associated outbuildings and provision of drainage infrastructure (Bellway site)	APPROVED 25.11.2021
C/2019/0750/1	Discharge of Condition (Design Code) in relation to DA/2019/0750	APPROVED 15.08.2022
WND/2022/1027	Variation of Condition 24 of planning permission DA/2019/1000 in relation to the timing of the access of the A425	RECOMMENDED FOR APPROVAL – ON THE AGENDA OF THIS COMMITTEE
WND/2022/1026	Reserved matters application (appearance, landscaping, layout, scale) for construction of 68 dwellings, associated access routes, landscaping, open space and drainage pursuant to outline approval DA/2019/0750 (Phase 1B)	NOT YET 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 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted South Northants 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
- 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

Settlements and Countryside Local Plan (Part 2) for Daventry (LPP2)

5.4. The relevant policies of the Daventry LPP2 are:

- H01 – Daventry South West
- 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

Material Considerations

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Approved Daventry SW 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)
- Northamptonshire Parking Standards.

6. RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report.

Consultee Name	Position	Comment
Daventry Town Council	No objection	Support the Planning Officer's advice but would like to highlight concerns with off road parking due to the limited number of visitor parking spaces available within the development. The Town Council is supportive of the inclusion of air source heat pumps and EV charging points within the scheme but would request that consideration is given to the inclusion of solar photovoltaic panels to further improve energy efficiency and the sustainability of the development.
Local Highway Authority	Objection	Raise a number of concerns with the layout and parking. LHA advises that the permission should not be granted until the matters are resolved.
Staverton Parish Council	No objection	Would not wish to see any site associated traffic using the Old Staverton Road.
Affordable Housing Officer	No objection	Comfortable with level of affordable units and the clustering of these units within the phase and the mix of dwellings is acceptable.
Daventry Environmental Protection	No objection	Noise report is acceptable
Crime Prevention Design Advisor	Comments	A number of comments have been made on the layout in order to reduce potential risks for crime.
Daventry Landscape Officer	Comments	A number of comments have been made with regards to landscaping and clarification on a number of points.
Planning Policy Team	No objection	Raises comments on the design of the apartments and the provision for outside space for maisonettes. All dwellings meet National Space

		Standards.
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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.

No comments received.

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 outline planning permission DA/2019/0750 in November 2021. The site lies on land allocated for development within the Local Plan (Part 2) under Policy H01 (Daventry South West SUE). The approved Daventry South 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 been granted for this development where it was determined that it 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.

Design and Layout

Policy Context

- 8.4. Policy ENV10 of DLPP2 requires 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 Daventry South West (August 2022 Strategic Committee) 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 National Model Design Code.

Assessment

- 8.5. **General Layout:** The general layout of the streets and blocks are consistent with the approved Land Use Parameter Plan of the outline permission and the Regulating Plan within the Design Code. 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. 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 development will achieve this, officers consider that the general layout is acceptable.

8.7. A number of amendments have been made to the layout and design of dwellings following comments raised by officers and consultees. These include;

Edge Character Area - Window frames changed to dark grey to emphasise character. Bay windows and dormer roofs updated to reflect character. Colour of bricks, brick details and roof tiles revised to reflect similarity between developers. Building heights of certain plots reduced to reflect parameter plans.

Core Character Area – House types updated. All plots updated to flat top canopies. More render plots introduced. All bay windows updated to blue bricks. Grey window frames introduced along Spine Road and cill/heads removed.

Town Character Area – Blue brick details added and grey window frames along the spine road. Floor plans updated to replace 11 one bed apartments with 11 two bed apartments. Larger windows provided to main rooms on apartments. Maisonettes near the apartments have been revised to a flat roof. Railings have been added to the perimeter of the apartments along the footway.

8.8. **Boundary Enclosures:** Frontages at key nodes and junctions shall feature boundary enclosures such as metal railings and masonry piers. Remaining frontages are to be delineated with landscaping including hedgerows and/or hard landscaping where depths are minimal. Materials and boundary treatments must reflect the location of the edge of the development onto its rural surroundings.

8.9. **House Types and Neighbourhoods/Character Areas:** The proposals include a number of 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: Edge, Core, District, and Town Character Areas.

8.10. All of the Character Areas are represented in the current reserved matters applications before us.

Town Character Area is the announcement of arrival into the mixed use character of the site and comprises a mix of commercial, education and residential uses. This character area is closest to the existing town of Daventry and provides the main vehicle and pedestrian access from Daventry. This will be of the highest density with building heights up to 14.2m. Materials will be inspired by Daventry Town Centre.

Core Character Area (including spine road) provides primary connectivity along the east to the west Spine Road, as well as to the southern residential areas. It is straight and long in nature which emphasises the terminating views of the Town character area and Edge character area. Buildings will be higher with less variation in architectural features to create a sense of consistent rhythm along the streets.

District Character Area forms the residential core of the development. It will generally comprise of a semi-formal and ordered arrangement of development blocks and tertiary

streets that are structured to provide views out to the Edges and open space beyond. Predominant use of semi-detached or terraced units, located on smaller plots.

Edge Character Area will respond to the rural natures of the former agricultural fields and farmland. Lower buildings and public open space will be provided to protect views of Stepnell Spinney and the surrounding external green space. The Edge connects the Core character area to the surrounding green infrastructure and whilst predominately residential in its core area, it must have a strong rural/village character and link to pedestrian/cyclist networks.

- 8.11. **Refuse Strategy:** The Design Code states that bins will be concealed within the development, and be located out of sight of public realm.
- 8.12. **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.
- 8.13. **Materials, Chimneys and Window and Door Colours:** The proposals include details of the proposed facing materials. These include brick and render, with brick detailing features, used in conjunction to define the character areas.
- 8.14. **Edge Area – Materials** are inspired by rural areas and local villages through the use of predominately red, red multi, buff multi and an ironstone inspired palette as a feature material. Red brick or stone will be used on detailing features around windows on certain house types. Roofing material are deep grey/slate colour or red tile. False chimneys are provided on a number of dwellings. Both Spitfire and Crest dwellings will have jet black/dark grey window frames and door.
- 8.15. **Core Area – The use of predominately red, red multi brick and orange smooth facing bricks and render as a feature material to aid wayfinding.** Black and red brick panels are used as a feature on certain house types. Roofing materials are a deep grey/slate colour. Windows will be white framed.
- 8.16. **Town Area – Red multi brick is used as a predominant material, with render as a secondary feature.** Blue brick panels are used as a feature along the first story of the apartments, and blue bricks are also utilised as a feature around the apartment windows. The use of blue engineering bricks. Roof tiles will be grey where necessary and windows will be white framed.
- 8.17. **District Area – The use of predominately red and light russet brick and render as secondary complimentary material.** Roofing materials are a deep grey/slate colour or red tile. Cills and heads will be a mixture of stone and brick with white framed windows and blue doors.
- 8.18. **Four colour finishes (black, anthracite grey, blue (2 variants) and green (2 variants) 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.
- 8.19. **Windows will be white or grey/black 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 in principle.
- 8.20. **Gateway Buildings:** The Design Code references gateway buildings and how these will be used to ensure the development is legible. Phase 1 includes both the north and eastern gateway from the A45 entrance, as well as the A425 north western entrances

which connects the Spine Road to the Central Square and wider phases. The entrance points will be marked by gateway buildings and high quality paving materials. Focal vistas will be ended with feature plots where possible, along with focal corners.

Density and Mix of House Types

Policy Context

- 8.21. Policy H08 of the DLPP2 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.
- 8.22. The S106 agreement for the outline permission requires the submission of a Site Wide Affordable Housing Plan to be submitted and agreed. At the time of drafting the report, this document has not yet been approved.

Assessment

- 8.23. **Density:** The density of this Phase is circa 20dph. Policy H1 of the LLP1 requires a minimum density of 35dph but because this Phase has a high proportion of Green Edge (which necessitates a lower density in order to provide a sensitive transition between urban and green spaces) and includes a significant proportion of crucial green infrastructure a lower density is considered to be acceptable.
- 8.24. Furthermore, 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 11000 dwellings permitted by the outline.
- 8.25. **Mix:** The proposals for this Phase include the following

Housing Mix	Market	Market %	Affordable	Affordable %
1 Bed Apartment	8	5	8	17
1 Bed Maisonette	2	1	17	35
2 Bed Apartment	9	5	10	21
2 Bed Dwelling	38	22	8	17
3 Bed	57	33	5	10
4 Bed	51	29	0	0
5 Bed	9	5	0	0
Sub-total	174		48	
Overall affordable %	22			

- 8.26. The agent has advised that there is a relatively high provision of 1 and 2 bed apartments within the whole of the scheme. The logical location for these apartments is near to the local centre and subsequently Daventry town itself, providing the greater opportunities for access by walking and cycling. It is therefore anticipated that there will be limited

provision of 1 and 2 bed apartments in further phases beyond that proposed in Phase 1B and any provision within the local centre.

- 8.27. Our Affordable Housing Officer has confirmed that the revised mix is much better as the scheme has been revised to remove a second block of flats. There are now 18 flats, 17 maisonettes and 13 houses. Although there is a large amount of 1 beds on this phase, this will be balanced across the site as a whole and makes sense with the location near to the local centre. The cluster of 24 units is above the cluster limit, but acceptable in this case due to the large block of flats in this area.
- 8.28. It is considered that this Phase incorporates 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

- 8.29. 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. It is therefore considered that the proposal is in accordance with Policy H08 of the DLLP2.

Highways and Parking

Policy Context

- 8.30. Policy ST1 and H01 of DLPP2 requires developments to have a safe and suitable means of access. The approved Daventry South West Design Code and the adopted Northamptonshire Parking Standards also apply to this development.

Assessment

- 8.31. The road layout proposals for this Phase includes a hierarchy of streets which follow the approved Regulating Plan and the Access and Movement Strategy Plan in the Design Code. A new site access (approved under the outline) will be provided to serve this Phase from A425. This will connect to a new spine road that will run through the northern part of the SUE to the approved A45 roundabout access and also extend south in to the SUE (to access the southern Phases).
- 8.32. 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.
- 8.33. Following a revised layout, the LHA still have a number of concerns in relation to the layout/design and parking to dwellings. Firstly in relation to the layout, the LHA have advised that there must be a minimum 0.5m offset from the carriageway. Secondly, only 5 dwellings should be access by a single shared access as set out in highway policy and the approved Design Code.

- 8.34. At the time of drafting the report, the agent is aware of the concerns raised and amended plans have been submitted. Officers are waiting for revised comments from the LHA and as such an update will be provided at the meeting.

Conclusion

- 8.35. Subject to addressing the issues raised by the LHA and subject to receipt of the withdrawal of their objection, the latest version of the layout of the roads and parking provision for this Phase 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

- 8.36. Policy ENV10 of DLPP2 requires developments to incorporate suitable landscape treatment. The approved Design Code includes a Section on Landscape Proposals and a Landscape Strategy.

Assessment

- 8.37. Phases 1A will include two green links and a large section of Stepnell Park and Stepnell Spinney in accordance with the Design Code.
- 8.38. Stepnell Park will be the largest and most significant public open space to serve the Daventry SW development and within this Phase a Local Equipped Area of Play (LEAP), an orchard with picnic area, play on the way, together with footpath/cycle connections and a substantial amount of amenity space will be provided. The proposals are considered to be acceptable and will provide an important amenity for future residents.
- 8.39. Stepnell Spinney is the largest and most prominent existing landscape feature on the site and this sits atop the highest point and therefore will become the main focal point within the development. Stepnell Spinney will be retained and enhanced for biodiversity through management interventions, such as selective thinning to increase light levels, tree regenerations, wildflower seeding and the installation of bird and bat boxes.
- 8.40. A number of comments have been raised by WND's Landscape Officer. At the time of drafting the report these comments have not been addressed. An update will be provided at the meeting.

Conclusion

- 8.41. Subject to addressing the concerns raised by our Landscape Officer, the landscape scheme is in line with the Design Code and will provide the necessary facilities for the future community. The submitted landscape details are therefore considered acceptable and in accordance with Policy ENV10 of the DLPP2.

Surface Water Drainage

Policy Context

- 8.42. 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 water supply and wastewater infrastructure. Policy ENV11 of the DLPP2 requires development to be adequately serviced with infrastructure and to consider flood risk.

Assessment

- 8.43. 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

- 8.44. 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

- 8.45. Policy ENV10 of the DLPP2 requires developments to be designed to protect the amenity of new and existing dwellings.

Assessment

- 8.46. Each property benefits from its own amenity space and off-road car parking. The scheme was amended to ensure that maisonettes also have their own private amenity space as these may be offered to families. To preserve privacy a minimum separation distance of 20.0m between the back walls/facing windows of dwellings and a minimum garden depth of 10m is proposed. A small number of dwellings have gardens slightly under 9.6m in length (30 out of 222 units = 13.5%) but the majority have gardens of at least 9.6m in length.
- 8.47. Whilst there are examples of plots which do not strictly accord with the standards set out in the Daventry Design Guide there are only a few gardens under the 9m minimum. In the cases where the length of the garden is short of the Design Guide, these units are

not directly overlooked by other properties and/or their gardens are wider so have sufficient amenity space for residents.

- 8.48. There are no existing residential dwellings immediately adjacent to this Phase of the development. The closest existing, independent dwelling houses, are to the west of the site fronting the A425. There is a substantial landscape buffer between these dwellings and the built form of the development and as such is it not considered that the proposed development will have any significant adverse impact upon the amenity of these dwellings.

Conclusion

- 8.49 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 Daventry Design Guide on minimum garden lengths it is not considered that these plots are significantly substandard and there are relatively few examples. On this basis Officers are satisfied that the layout ensures that future occupiers would benefit from an acceptable level of residential amenity.

Other considerations

- 8.49. Policy H08 of the Local Plan Part 2 requires that the internal floor areas of all new build dwellings must meet the National Space Standards as a minimum. All of the space standards are met. 100% of the market dwellings and 65% of the affordable dwellings exceed National Space Standards, with the remaining 35% affordable dwellings meeting the minimum requirements.
- 8.50 Policy H08 also requires, under criterion c-iv, that all new dwellings comply with water efficiency measures to comply with a limit of 110 litres per person per day. The submitted Sustainability Statement prepared by JSP confirms that the dwellings comply with this requirement.
- 8.51 EV charging points will be provided to all dwellings and will be provided either on the wall to the house or garden fence post or an EV charging bollard will be provided. This is in accordance with building regulations.

9. FINANCIAL CONSIDERATIONS

9.1 CIL is payable at the relevant rate for residential and retail uses on commencement.

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 222 new homes on a site allocated in the DLPP2 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 the other green spaces in the vicinity.

10.2 The details of this residential phase accord with the extant outline planning permission and are largely in line with the parameters agreed in the approved Daventry South West Design Guide. The proposals are predominately in compliance with the Development Plan. Bearing in mind that there are no objections from statutory consultees, it is considered that there would be no sustainable reason for refusing this application as currently proposed and the benefits of the scheme justify granting permission.

11. RECOMMENDATION/CONDITIONS AND REASONS

RECOMMENDATION – GRANT PERMISSION WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING DELIVERY FOR PLANNING AND ENVIRONMENT SUBJECT TO;

**CONFIRMATION OF THE LOCAL HIGHWAY AUTHORITY IN RELATION TO AMENDED PLANS;
CONFIRMATION OF WNC LANDSCAPE OFFICERS APPROVAL IN RELATION TO AMENDED LANDSCAPE PLANS; AND
CONDITIONS AS DEEMED NECESSARY, AS SET OUT BELOW.**

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:

PL01 Site Location Plan A
PL02 Existing Site Plan A
PL04 Overall Proposed Site Plan J
PL05 Overall Proposed Boundaries Plan H
PL06 Overall Proposed Materials Plan I
PL07 Overall Proposed Affordable Housing Plan G
PL08 Overall Proposed Heights Plan G
PL09 Overall proposed Waste Management Plan G
PL10 Overall Proposed Car Parking Plan G
PL11 Overall proposed Charging Points Plan G
PL12 Overall A1 and 1B Affordable Housing Plan
PL20 Overall Proposed Sections C
PL23 Proposed Street Elevations – Crest Nicholson G
PL24 Proposed Garden Plan
PL26 Proposed Cycle Storage Crest Nicholson
PL35 Proposed Street Elevations – Spitefire Homes B
PL40 Proposed Entrance Feature Walls B
PL130 Proposed Garages Sheet 1 Spitfire A
PL131 Proposed Garage Sheet 2 Spitfire A
PL132 Proposed Shed Details Plan Spitfire A
PL220 Garage Plans and Elevations B
PL221 Sales Garage Plans and Elevations B

PL100 Juniper and Draycot Plans and Elevations A
PL102 Stowford Plans and Elevations A
PL104 Hawkstone V1 Plans and Elevations A
PL105 Hawkstone S1 Plans and Elevation A
PL106 Denford Plans and Elevations A
PL108 Broxton V1 Plans and Elevations A
PL109 Broxton S1 Plans and Elevations A
PL110 Chalfont Plans and Elevations A
PL112 Farleigh Plans and Elevations A
PL114 Penrose V1 Plans and Elevations A
PL115 Penrose S1 Plans and Elevations A
PL116 Ellingham Plans A
PL117 Ellingham Elevations A
PL118 Kedleston Plans A
PL119 Kedlestone V1 Elevations A
PL120 Kedlestone S1 Elevations A
PL122 Cranborne Plans A
PL123 Cranborne Elevations A
PL124 Calcot Plans A
PL125 Calcot Elecations A
PL126 Hartwell V1 Plans and Elevations B
PL127 Hartwell V2 Plans and Elevations B

PL200-02 Cromer M4(2) C
PL200-03 Cromer M4(2) C
PL201-02 Leigh C
PL201-04 Leigh D
PL202-02 Redgrave D
PL202-03 Redgrave B
PL202-04 Redgrave C
PL203-02 Chesham M4(2) Detached D
PL203-03 Chesham M4(2) B
PL203-04 Chesham M4(2) C
PL204-02 Hexham E
PL204-03 Hexham B
PL205-02 Romsey M2(2) C
PL205-04 Romsey M2(2) C
PL206-03 Dartford B
PL206-04 Dartford C
PL206-03 Oxford B
PL209-02 Windsor D
PL209-03 Windsor B
PL209-04 Windsor C
PL210-03 AFR 2B3P C
PL211-03 AFR 2B4P C
PL212-02 Chesham M4 (2) Semi D
PL270-01 Apartment D
PL271-01 Apartment D
PL273-01 Maisonette 2B D
PL273-03 Maisonette 2B E
PL274-01 Maisonette 1B D
PL274-02 Maisonette 1B D
PL274-03 Maisonette 1B E
PL275-02 Filey A

PL-P1A-001 E Preliminary Drainage Strategy, FFL's and Retaining
PL-P1A-002 F Preliminary Drainage Strategy, FFL's and Retaining
PL-P1A-003 F Adoption and Visibility Plan
PL-P1A-004 F Adoption and Visibility Plan
PL-P1A-005 D Swept Path Analysis – Refuse
PL-P1A-006 D Swept Path Analysis – Refuse
PL-P1A-007 E Swept Path Analysis – Fire Appliance
PL-P1A-008 E Swept Path Analysis – Fire Appliance
PL-P1A-009 D Swept Path Analysis – Large Car
PL-P1A-0010 D Swept Path Analysis – Large Car
PL-P1A-011 B Road and Sewer Long Sections – Sheet 1
PL-P1A-012 A Road and Sewer Long Sections – Sheet 2
PL-P1A-013 A Road and Sewer Long Sections – Sheet 3
PL-P1A-014 A Road and Sewer Long Sections – Sheet 4
PL-P1A-015 A Road and Sewer Long Sections – Sheet 5
PL-P1A-016 Highway Construction Details
PL-P1A-017 A Cut and Fill Analysis Sheet 1
PL-P1A-018 A Cut and Fill Analysis Sheet 2
PL-P1A-019 A Cut and Fill Analysis Sheet 3

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 Policies ENV10 of the Daventry Part 2 Local Plan and Government guidance contained within the National Planning Policy Framework.

On plot landscaping

3. A scheme for on-plot landscaping and street landscaping 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 near 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: 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).

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

Access and Parking

4. 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 Government guidance in Section 12 of the National Planning Policy Framework.

Boundary Enclosures

5. 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 Policies ENV10 of the Daventry Part 2 Local Plan and Government guidance contained within the National Planning Policy Framework.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Meter Boxes

6. 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 Policies ENV10 of the Daventry Part 2 Local Plan.

PD Rights Removed for Means of Enclosure to Fronts

7. 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 Policies ENV10 of the Daventry Part 2 Local Plan.

INFORMATIVES:-

1. Your attention is drawn to the need to comply with the conditions and the Section 106 Agreement imposed on the outline planning permission DA/2019/0750.