

Application Number: WND/2022/1027

Location: Staverton Road, Daventry

Proposal: Variation of Condition 24 of planning permission DA/2019/1000 in relation to the timing of the access off the A425.

Applicant: Bellway

Agent: N/A

Case Officer: Rebecca Grant

Ward: Daventry West

Reason for Referral: Affects Sustainable Urban Extension/Member call in

Committee Date: 23/01/2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AS SET OUT IN THE REPORT, WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING DELIVERY FOR PLANNING AND ENVIRONMENT TO APPROVE ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY.

Proposal

Submission of S73 application to vary the wording of Condition 24 of planning permission DA/2019/1000 to allow construction to continue before the access from the A425 is installed.

Condition 24 of planning permission DA/2019/1000 requires the access from the A425 to be installed prior to the construction commencing on site. Bellway have commenced work on site and therefore have applied to vary this condition to secure the access from the A425 to be installed prior to first occupation of any dwelling.

Consultations

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

- Highways

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
- Impact upon highway safety

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 4.5 hectares of predominately agricultural land and is located on the south western edge of the Daventry urban area. It forms the northern part of allocation H01 in the Local Plan (Part 2).
- 1.2 The site is enclosed along the north western boundary by the A425 beyond which is the Daventry Sports Park. The A45 runs along the north eastern boundary. To the south of the application site is the Old Staverton Road which forms part of Policy H01 allocation and part of planning application DA/2019/0750.
- 1.3 The site was previously occupied by Drayton Lodge Farm, which comprised a bed & breakfast, holiday cottages, agricultural buildings and agricultural land. This has been demolished following the granting of planning permission DA/2019/1000.
- 1.4 There is a level difference of 6m across the site, with the highest point being in the south west corner sloping down to the north eastern boundary. There is also a significance difference in levels from the A425 into the site.
- 1.5 Daventry town centre is located approximately 2/3km to the north of the site and is linked via the existing bridge over the A45. 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.
- 1.6 Work has commenced on site and a number of dwellings are in the process of being constructed.

2. CONSTRAINTS

- 2.1. The application site falls with land allocated by Policy H01 of the Settlements and Countryside Local Plan (Part 2) (LLP2) for Daventry South West Sustainable Urban Extension.
- 2.2. The site falls within a Special Landscape Area.
- 2.3. 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.
- 2.4. 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.

- 2.5. 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.
- 2.6. A further fifteen potential wildlife sites (pLWS) are present within 2k 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 full planning permission was granted for the construction of 140 dwellings and associated infrastructure including vehicular access from the A425.
- 3.2. Condition 24 of this approval states;

"Prior to any works commencing on the site a full set of engineering drawings, shall be submitted to and approved in writing by the Local Planning Authority, detailing the following; the access junction, the A425 bus stop laybys, shared foot/cycle path (A425 and Browns Road) and controlled pedestrian crossing as detailed on Drawing No. 1497-FPA-02 Rev G. These detailed submission shall include inter-vehicular visibility splays, carriageway and footpath/cycle widths, levels, gradient, drainage and surfacing proposals.

Following the agreement in writing the details as submitted and agreed shall be built out fully in accordance with the approved details. The site access must be fully constructed prior to works commencing on site and the foot/cycle path, bus stops and associated infrastructure must be constructed and the controlled pedestrian crossing operational prior to first occupation".

- 3.3. Whilst the engineering drawings of the access have been approved in principle, the access has not been installed in accordance with the condition and works have commenced on site.
- 3.4. Bellway were advised of the timing condition and the requirement to install the access from the A425 prior to works commencing on site. Bellway have subsequently submitted a S73 application to vary the wording of Condition 24 to allow works to continue without the access being installed beforehand.
- 3.5. Bellyway have requested the wording of Condition 24 be amended to;

"The development shall be carried out in accordance with a full set of engineering drawings which shall be submitted to and approved in writing by the Local Planning Authority, detailing the following: the access junction, the A425 bus stop laybys, shared foot/cycle path (A425 and Browns Road) and controlled pedestrian crossing as detailed on Drawing No. 1497-FPA-02 Rev G. This detailed submission shall include inter-vehicular visibility splays, carriageway and footpath/cycle widths, levels, gradient, drainage and surfacing proposals.

Following the agreement in writing the details as submitted and agreed shall be built out fully in accordance with the approved details. The site access and the foot/cycle path, bus stops and associated infrastructure must be constructed and the controlled pedestrian crossing operational prior to first occupation".

- 3.6. The application is to amend the timing of the installation of the access to prior to first occupation rather than prior to commencement of development. The applicants have advised that the delay in constructing the access is down to legal agreements for the temporary road closure and delays due to Covid.

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
WND/2022/0800	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.	On the agenda of this meeting – recommended for approval
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
Highways	Support	In terms of amending the wording of Condition 24, the timing of the access is acceptable.
Daventry Town Council	No comments received	Comments were originally made and addressed during the determination of application DA/2019/1000.
Staverton Parish Council	No comments received	Comments were originally made and addressed during the determination of application DA/2019/1000.
Affordable Housing Officer	No comments received	Comments were originally made and addressed during the determination of application DA/2019/1000.
Daventry Environmental Protection	No comments received	Comments were originally made and addressed during the determination of application DA/2019/1000.
Crime Prevention Design Advisor	No comments received	Comments were originally made and addressed during the determination of application DA/2019/1000.
Daventry Landscape Officer	No comments received	Comments were originally made and addressed during the determination of application DA/2019/1000.
Planning Policy Team	No comments received	Comments were originally made and addressed during the determination of application DA/2019/1000.

Councillor Frost has call-in the application due to concerns with pedestrians and cyclist having to share use of the Old Staverton Road with construction vehicles.

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. The principle of development was established through the granting of planning permission for 140 dwellings within the application site (planning reference DA/2019/1000).
- 8.2. This application is purely to review the wording of Condition 24 in relation to potential impact upon highway safety.

Assessment

- 8.3. This application can only examine the detailed matters submitted and the principle of development cannot be reassessed here.

Conclusion

- 8.4. Full planning permission has been granted for this development where it was determined that it was acceptable. This application only seeks approval of details relating to a Condition of this permission and therefore the principle of the development cannot be reassessed at this time.

Highways Safety

Policy Context

- 8.5. Policy ST1 and H01 of DLPP2 requires developments to have a safe and suitable means of access.

Assessment

- 8.6. Condition 24 of DA/2019/1000 states

“Prior to any works commencing on the site a full set of engineering drawings, shall be submitted to and approved in writing by the Local Planning Authority, detailing the following; the access junction, the A425 bus stop laybys, shared foot/cycle path (A425 and Browns Road) and controlled pedestrian crossing as detailed on Drawing No.

1497-FPA-02 Rev G. These detailed submission shall include inter-vehicular visibility splays, carriageway and footpath/cycle widths, levels, gradient, drainage and surfacing proposals.

Following the agreement in writing the details as submitted and agreed shall be built out fully in accordance with the approved details. The site access must be fully constructed prior to works commencing on site and the foot/cycle path, bus stops and associated infrastructure must be constructed and the controlled pedestrian crossing operational prior to first occupation”.

8.7. The applicants wish to amend the wording of Condition 24 to;

“The development shall be carried out in accordance with a full set of engineering drawings which shall be submitted to and approved in writing by the Local Planning Authority, detailing the following: the access junction, the A425 bus stop laybys, shared foot/cycle path (A425 and Browns Road) and controlled pedestrian crossing as detailed on Drawing No. 1497-FPA-02 Rev G. This detailed submission shall include inter-vehicular visibility splays, carriageway and footpath/cycle widths, levels, gradient, drainage and surfacing proposals.

Following the agreement in writing the details as submitted and agreed shall be built out fully in accordance with the approved details. The site access and the foot/cycle path, bus stops and associated infrastructure must be constructed and the controlled pedestrian crossing operational prior to first occupation”.

8.8. The Local Highway Authority have been consulted on the application and are in support of the revised wording.

8.9. The LHA have however emphasised that using the Old Staverton Road for an extended period is not an ideal situation with the potential conflict with pedestrians and construction vehicles. The fact that the applicants have been progressing the Section 278 and that agreements are close gives the LHA some confidence that this can be a limited situation. The Construction Environmental Management Plan (CEMP) has been updated to reflect this, i.e. as soon as the new junction is complete, it becomes the only construction access into this site and construction access to Drayton Lodge via the Old Staverton Road ceases. The LHA is close to agreeing the revised CEMP with both Bellway and the applicants for the wider Daventry SW SUE.

Conclusion

8.10. The LHA have confirmed that the revised wording to Condition 24 is acceptable and will have no adverse impact upon highway safety. The access serving the site from the A425 needs to be in place prior to first occupation of any dwelling. Bellway have also submitted a revised Construction Environmental Management Plan (CEMP) to address the issues the LHA have raised regarding using the Old Staverton Road for construction access. This is being dealt with separately.

9. FINANCIAL CONSIDERATIONS

9.1 CIL is payable at the relevant rate for residential units on commencement.

10. PLANNING BALANCE AND CONCLUSION

10.1 The principle of this development has already been established by the granting of planning permission and the planning balance in that case obviously came down in favour of granting permission. The proposed development would deliver 140 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 This application is purely to revise the wording to Condition 24 to ensure that the access serving the development from the A425 is in place prior to first occupation of any dwelling. 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 CONDITIONS AS DEEMED NECESSARY, AS SET OUT BELOW.

Drawing numbers

1. The development hereby permitted shall be carried out in accordance with drawing numbers;

1497-FPA-03 Rev G Planning Layout
Comprehensive Planning Layout 01 Rev G
Planning Boundary Layout 02 Rev H
Sc278 Highways Design Commentary
Proposed Highway Works General Arrangement Plan 11311-100
Engineering Plan 11311-101 Rev A
Planning General Arrangement 11311-100
SK09C Proposed Slope
SK08B Cross Section
Tree Removals Plan BA4364-006 Rev B
Access Planting Plan 20-083-01
Acoustic Boundary Fences Plan CLR01.2020
LEAP Design Plan LA4364-005B
Landscape Strategy Rev G
Soft Landscaping Proposals 1 of 3 Rev C
Soft Landscaping Proposals 2 of 3 Rev C
Soft Landscaping Proposals 3 of 3 Rev C
Design and Access Statement Rev B

Revised House Type Plans (April 2020):

Tailor 2 Bed Plan TA-2B-2S-P1 rev A
Tailor 2 Bed Elevation TA-2B-2S-CB-E Rev A
Tailor 3 Bed Plan TA-3B-2S-P1 rev A
Tailor 3 Bed Elevation TA-3B-2S-CB-E Rev A

Thespian Plan TH-3B-2S-P1 REV A
Thespian Elevation TH-3B-2S-CB-E REV A
Mason Plan MA-3B-2S-P1
Mason Elevation MA-3B-2S-CB-E
Scrivener Plan SC4B2SP1 REV A
Scrivener Elevation SC4B2SCBE REV A
The Milliner Plan MI-4B-2S-P1
The Milliner Elevation MI-4B-CB-PE
Wheelwright Plan WH3B35SP1
Wheelwright Elevation WH5B25SCBE
Wheelwright 5 Bed Plan WH3B35SP1 REV A
Cutler Plan CU4B2SP1
Cutler Elevation CU4B2SCBE
Chandler Plan CH-3B-2S-P1 Rev A
Chandler Elevation CH-3B-2S-CB-E
Baxter Plan BX-3b-2S-P1
Baxter Elevation BX-3B-2S-CB-E
Farrier Plan FA-4B-2S-P1
Farrier Elevation – FA-4b-2S-CB-E
Fuller Plan FR-3B-2S-P1
Fuller Elevation AA/1054/00/CB/02
Spinner Plan SP-3B-25S-P1
Spinner Elevation SP-3B-25S-CB-E
S08 Plans Plots 12/13 Plan S08-P12-13
S08 Plans Plots 19/20 Plan S08-P19-20
S08 Plans Plots 83/83 Plan S08-P83-83
S08 Plans Plots 134/135 Plan S08-P134-P135
S08 Plans Plots 91/92 Plan S08-P91-3
S02 Plus 2 Bed Plan - S02+01
S03 3 Bed Plan - S03 Plan 01
S04 4 Bed Plan - S04 Plan 01
S02 PLUS_LTH(2b4p) SIDE ASPECT PLOTS 33 AND 34 (March 2021)

Reason: To ensure development is in accordance with the submitted drawings.

Materials

2. Materials to be used in the construction of the external surfaces of the buildings hereby permitted shall be in accordance with Materials Plan Rev J which has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: From the approved application details it is not possible to assess the appropriateness of the proposed materials without checking them on site and comparing them to their surroundings, to ensure the proposed materials are appropriate to the appearance of the locality. Because it can take up to 8 weeks to discharge a condition, it is recommended the samples are provided at least 8 weeks before they need to be ordered.

Construction Management Plan (CMP)

3. Within 1 month of the date of this permission a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The Statement required to discharge the Construction Management Plan of this consent is expected to cover the following matters;
 - Demolition management plan
 - The parking and turning of vehicles of site operatives and visitors;

- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- The erection and maintenance of security hoarding including decorative displays and
- facilities for public viewing, where appropriate;
- Details of measures to prevent mud and other such materials migrating onto the
- highway from construction vehicles;
- Wheel washing facilities;
- Measures to control the emission of dust and dirt during construction;
- A scheme for waste minimisation and recycling/disposing of waste resulting from the
- construction works;
- Design of construction access;
- Hours of construction;
- Measures to control overspill of light from security lighting;

The construction of the development shall thereafter be carried out in accordance with the approved Construction Management Plan unless otherwise approved in writing by the Local Planning Authority.

Reason: (1) In the interests of highway safety and in the interests of residential amenity in accordance with Policy H01 of the Daventry District Local Plan (Part 2), (2) To protect and prevent the pollution of controlled waters in accordance with Policy ENV11 of the Daventry District Local Plan (Part 2) and (3) to accord with the Environmental Statement dated August 2019 and its technical appendices [Environmental Statement]

External Lighting

4. Details of all external lighting (including details of permanent external lighting/security lighting/floodlighting including layout plan, design, position, orientation, lighting types, luminaire type, intensity, mounting height, aiming angles and luminaire profile) for each Phase or Sub-Phase shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works.

These details shall include a Sensitive Lighting Strategy (SLS). The SLS shall demonstrate how retained and enhanced habitats will be protected from light spillage and ensure provision of dark corridors for wildlife and in accordance with the recommendations within the Ecological Appraisal prepared by FPCR dated November 2019.

The lighting shall be fully implemented and thereafter operated/maintained as approved.

Reason: In the interests of visual amenity and highway safety and to comply with Government advice in PPG19: Outdoor Advertisement Control, to protect the amenities of nearby residents and to comply with Policy ENV10 of the Daventry District Local Plan 2020 (Part 2) AND in order to safeguard the visual amenities of the area in accordance with Policy ENV10 of the Daventry District Local Plan 2020 (Part 2).

Archaeology

5. The development hereby permitted shall be carried out in accordance with the approved Written Scheme of Investigation v 2.1. The approved report will be implemented in accordance with the approved details.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with NPPF paragraph 199.

Ecology

6. The development hereby permitted shall be carried out in accordance with the Discussion, Recommendations and Conclusion Section (Section 5) of the approved Ecological Appraisal prepared by FPCR dated November 2019. The approved report will be implemented in accordance with the approved details.

Reason: In the interests of ensuring that habitats are protected during the development in accordance with Policy ENV5 of the Daventry District Local Plan 2020 (Part 2).

Landscape and Ecology Management Plan

7. The development hereby permitted shall be carried out in accordance with the approved Landscape and Ecological Management Plan (LEMP) prepared by IDP. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure improvements the biodiversity of the site in order to comply with Policy ENV1, ENV2 and ENV4 of the Daventry District Local Plan 2020 (Part 2).

Great Crested Newts

8. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's organisational licence (WML-OR90) and with the proposals detailed on plan 'Staverton Lodge: Impact Plan for great crested newt district licensing (version 3)' dated 14th June 2021.

Reason: To ensure improvements the biodiversity of the site in order to comply with Policies ENV1, ENV2 and ENV4 of the Settlements and Countryside Local Plan 2020 (Part 2).

Surface Water Drainage

9. Within one month of the date of this planning permission a detailed design of surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include;

- i. Details (i.e designs, diameters, invert and cover levels, gradients, dimensions and so on) or all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures.
- ii. Details of the drainage system are to be accompanied by full and appropriately cross reference supporting calculations.
- iii. Cross sections of control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices.
- iv. Detailed scheme for the ownership and maintenance for every element of the surface water drainage system.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN7 of the Core Strategy for West Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

10. No occupation shall take place until the Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment, document ref. RACE/BSM/SRD/FRA1, rev 3. dated 25th October 2019 has been submitted to and approved in writing by the Local Planning Authority. The report shall include the following;
- i. Any departure from the agreed design is keeping with the approved principles.
 - ii. Any As-Built Drawings and accompanying photos.
 - iii. Results of any Performance testing undertaken as a part of the application process (if required/necessary).
 - iv. Copies of any Statutory Approvals, such a Land Drainage Consent for discharged etc.
 - v. Confirmation that the system is free from defects, damage and foreign objects.

Reason: To ensure that the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development.

Water efficiency

11. The development hereby permitted shall be carried out in accordance with the approved Estimated Water Consumption Calculation Sheets (ADG-2). The development shall be implemented in accordance with the approved details.

Reason : In order to ensure water resource availability for the West Northamptonshire area in accordance with Policy H08 of the Daventry District Local Plan 2020 (Part 2), Policy S11 of the West Northamptonshire Joint Core and Daventry District Council's Housing Supplementary Planning Document 2017

Energy efficiency

12. The development hereby permitted shall be carried out in accordance with the approved Sustainability Statement prepared by JSP Ltd which has been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

Reason: In order to ensure that the approved homes are designed with energy efficiency measures in accordance with Policy S11 of the West Northamptonshire Joint Core Strategy and Daventry District Council's Housing Supplementary Planning Document 2017.

Electric Vehicle Charging Points

13. The electric vehicle charging points as shown on Drawing 1497-FPA-03 G shall be installed prior to the occupation of each dwelling to which the electric vehicle charging point relates to.

Reason: In the interests of creating a sustainable community in accordance with Policy ENV9 of the Daventry Local Plan (Part 2).

Landscaping

14. Notwithstanding drawing Layout 01 Rev G, Landscape Strategy Rev G, Soft Landscaping Proposals 1 of 3 Rev C, Soft Landscaping Proposals 2 of 3 Rev C and Soft Landscaping Proposals 3 of 3 Rev C, within one month of the date of this planning permission, full details of landscaping scheme to the frontage of the site with

the A425 shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory landscape treatment of this prominent frontage to the site in accordance with Policies H01 and ENV10 of the Daventry District Local Plan 2020 (Part 2).

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

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policy ENV4 of the Daventry District Local Plan 2020 (Part 2).

16. The development hereby permitted shall only be undertaken in strict accordance with details of hard landscaping works which have been submitted with the application. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the dwellings hereby permitted.

Reason: In the interests of residential amenity in accordance with Policy ENV10 of the Daventry District Local Plan 2020 (Part 2).

Tree Protection Measures

17. No equipment, machinery or materials shall be brought on to the site for the purposes of development unless and until the existing tree(s) and hedge(s) to be retained have been protected in the following manner unless otherwise previously agreed in writing by the Local Planning Authority;

a) Protective barriers shall be erected around the tree(s) and hedges to a distance not less than a radius of 12 times the trunk diameter when measured at 1.5m above natural ground level (on the highest side) for single stemmed trees and for multi-stemmed trees/hedges 10 times the trunk diameter just above the root flare.

b) The barriers shall comply with the specification set out in British Standard BS5837:2012 'Trees in Relation to Construction – Recommendations'

c) The barriers shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of development and/or demolition and shall be maintained until all equipment, machinery and surplus material have been removed from the site.

d) Nothing shall be stored or placed within the areas protected by the barriers erected in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made, without the written consent of the Local Planning Authority.

e) No retained tree or hedge shall be removed, cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998 (Tree Work).

f) If any retained trees or hedges are removed, cut down, uprooted or destroyed or die, they shall be replaced in the next planting season with others of similar size and the same species, unless the Local Planning Authority gives written consent to any variation.

In this condition 'retained tree or hedge' means an existing tree or hedge which is to be retained in accordance with the approved plans. Paragraphs (e) and (f) above shall have effect until the expiration of 5 years from the completion.

Reason: To ensure the continued health of retained trees and hedges and in the interests of the visual amenity of the area and to comply with Policies SP1 and ENV1 of the Daventry District Local Plan (Part 2).

Noise

18. Prior to occupation of any C2, C3 or C4 residential units a scheme for achieving the external and internal noise levels outlined in BS8233:2014 or as amended and World Health Organisation Guidelines shall have been submitted and approved in writing by the Local Planning Authority, and the approved scheme implemented. Thereafter it shall be retained in the approved state at all times with no alterations made to the approved structures including roof, doors, windows and external facades, layout of the units or noise barriers unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of minimising pollution and safeguarding amenity in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy 2014 Planning for Pollution Control.

Contamination

Compliance with Remedial Options

19. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the remediation. No deviation shall be made from the approved scheme without the express written agreement of the LPA. The LPA must give two weeks written notification of the date of commencement of the remediation scheme works.

Reason: To ensure site remediation is carried out to the agreed protocol and in the interests of minimising pollution and safeguarding amenity in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy 2014.

Closure Report – Remediation

20. No development works other than that required to carry out the remediation shall be carried out until after the completion of the works required by the remediation scheme, the submission of a written closure report to the LPA and the LPA have confirmed the closure report is satisfactory. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved remediation scheme, and confirmation of the effectiveness of the scheme in ensuring the site does not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the use of the land as a dwelling and garden. Post remediation sampling and monitoring results shall be included in the closure report.

Reason: To provide verification that the required remediation has been carried out to the required standards and in the interests of minimising pollution and safeguarding amenity in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy 2014.

Post Commencement Contamination

21. If during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA

Reason: To ensure all contamination within the site is dealt with and in the interests of minimising pollution and safeguarding amenity in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy 2014.

Highways

22. The development shall be carried out in accordance with a full set of engineering drawings which shall be submitted to and approved in writing by the Local Planning Authority, detailing the following: the access junction, the A425 bus stop laybys, shared foot/cycle path (A425 and Browns Road) and controlled pedestrian crossing as detailed on Drawing No. 1497-FPA-02 Rev G. This detailed submission shall include inter-vehicular visibility splays, carriageway and footpath/cycle widths, levels, gradient, drainage and surfacing proposals.

Following the agreement in writing the details as submitted and agreed shall be built out fully in accordance with the approved details. The site access and the foot/cycle path, bus stops and associated infrastructure must be constructed and the controlled pedestrian crossing operational prior to first occupation.

Reason: In the interests of highway safety in accordance with Policy H01 of the Local Plan (Part 2).

23. In the event of any of the streets associated with the residential element of this proposed development are not being proposed for adoption as public highway, the following conditions apply;

- a) Details of a site management company and associated management and maintenance methodology of the streets within the development, to operate in perpetuity, will be submitted to the planning authority and agreed in writing prior to the commencement of development;
- b) The streets will in any event be required to be laid out and constructed to adoptable standards to ensure safe and practical operation, prior to first occupation of any dwelling; and,
- c) That the streets will be identified as private through the use of appropriate private street name plates on the entrances to the development from the public highway (to be placed within the site).

Prior to occupation of any dwelling, any vehicular access to the site from the public highway shall be implemented as standard vehicle cross-overs.

Reason: To accord with Policies SP1 and H01 of the Daventry District Local Plan 2020 (Part 2) which requires that development shall have a satisfactory means of access and in the interests of highway safety and the convenience of users of the adjoining highway.

24. Prior to the occupation of 75 dwellings, the remedial works to the A45 footbridge identified within Visual Structural Inspection & Subsequent Assessment ref: 19 / 34649 (Page 7) prepared by David Smith Associates shall have been implemented.

Reason: In order to ensure satisfactory pedestrian/cycle linkages to the wider area in accordance with Policy H01 of the Daventry District Local Plan 2020 (Part 2).

25. The areas indicated on the approved drawings for vehicular manoeuvring space and parking shall at all times be kept free of obstruction and be available for those purposes unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of creating an attractive residential development and in the interests of highway safety in accordance with policies SP1 and H01 of the Daventry District Local Plan 2020 (Part 2).

26. None of the dwellings hereby permitted shall be occupied unless and until the car parking provision for that dwellings) has been constructed or laid out, and made available for use by the occupants and / or visitors to the dwellings and thereafter those spaces shall be retained for parking purposes unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of creating an attractive residential development and in the interests of highway safety in accordance with policies SP1 and H01 of the Daventry District Local Plan 2020 (Part 2).

Travel Plan

27. The development hereby permitted shall be carried out in accordance with the approved Detailed Residential Travel Plan prepared by JPP Rev O dated February 2022. The approved Travel Plan shall thereafter be implemented and operated in accordance with the approved details.

Reason: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government advice in the National Planning Policy Framework.

Fire Hydrants

28. Within two months of the date of this planning permission, a scheme and timetable detailing the provision of fire hydrants and their associated infrastructure has been submitted to and approved in writing for that phase by the Local Planning Authority. The fire hydrants and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

Open Space Strategy

29. Within two months of the date of this permission an Open Space Strategy shall be submitted to and approved in writing by the Local Planning Authority and this shall include the specification, the timing of the completion or and arrangements for the management of the following:-

- i) All areas of informal and formal open space identified on Drawing 1497-FPA-03 Rev G
- ii) Children's play areas including the LEAP
- iii) Sustainable Urban Drainage Systems, watercourses and other water bodies
- iv) Green Infrastructure linkages including pedestrian and cycle links and public
- v) rights of way and bridleways

The development shall thereafter be carried out in accordance with the approved Open Space Strategy

Reason : To ensure the provision of adequate play areas for residents, to safeguard the long-term future of the play areas and in order to protect the residential amenities of nearby residents and the visual amenities of the area in accordance with Policies CW1 and CW2 of the Daventry District Local Plan 2020 (Part 2).

Finished Floor Levels

30. The development hereby permitted shall be carried out in accordance with the following finished floor level drawings 23102 - 112(1F) - External Levels Layout (Sheet 1 of 4), 23102 - 112(2G) - External Levels Layout (Sheet 2 of 4), 23102 - 112(3E) - External Levels Layout (Sheet 3 of 4) and 23102 - 112(4E) - External Levels Layout (Sheet 4 of 4).

Reason: In the interests of visual amenity in accordance with Policy ENV10 of the Daventry District Council Local Plan 2020 (Part 2).

Green Link

31. Within one month of the date of this planning permission, a detailed landscape strategy for the proposed green link forming the southern boundary of the application site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the specification, timing of completion and arrangements for the management of the green link. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to create an attractive environment for future residents and ensure that the green link is an attractive and safe route through the development in accordance with Policies CW1, CW2 and H01 of the Settlements and Countryside Local Plan (Part 2).

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.