



Planning Committee Report

Application Number: WND/2022/1026

Location: Land at Malabar Farm
Staverton Road
Daventry
Northamptonshire

Development: 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)

Applicant: Spitfire Homes

Agent: Mrs Kathryn Block

Case Officer: Michael Osman

Ward: DRAYTON

Reason for Referral: Major development

Committee Date: 4th October 2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary.

Proposal

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)

Consultations

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

- Highways

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

- Planning Policy
- Environment Agency

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

- Strategic Housing

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

Conclusion

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

The key issues arising from the application details are:

- Principle of Development (Reserved Matters)
- Housing Mix
- Highway Safety
- Landscaping and Open Areas
- 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 Malabar Farm site comprises predominately agricultural land and is located on the south western edge of the Daventry urban area. 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.
- 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 will be from the A425 by means of 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) and which is under construction.
- 1.3 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 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.
- 1.4 This first phase of development lies within the northern section of the outline approval which will have access from the proposed new spine road via the approved roundabout from the A425 (to be constructed). Phase 1B is broadly defined by existing field

boundaries and trees along the northern, western, eastern boundaries. A north-south orientated hedgerow runs through the middle of the site dividing the site into two fields. Existing trees and hedgerows within the site will be retained where possible and enhanced with native trees and hedgerow planting.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 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.
- 2.2 Whilst the proposed housing forming phase 1B lies to the south of the proposed spine Road the application site also includes the provision of access roads into Phase 1C which lies to the north of the spine road.
- 2.3 This reserved matter application proposes 68 dwellings, associated access routes, landscaping, open space and drainage and is the second reserved matters application for the SUE.
- 2.4 This reserved matter application proposes 68 dwellings (including 27 affordable units) associated access routes, landscaping, open space and drainage and is the second reserved matters application for the SUE.

3 RELEVANT PLANNING HISTORY

- 3.1 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	APPROVED 20.03.23
WND/2022/0800	Reserved matters application (appearance, landscaping, layout, scale) for construction of 222 dwellings, associated access routes, landscaping, open space and drainage pursuant to outline approval DA/2019/0750 (Phase 1A)	APPROVED 20.03.23

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

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

Development Plan

- 4.2 The Development Plan comprises the West Northamptonshire Joint Core Strategy 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)

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)

4.3 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

4.4 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

5 RESPONSE TO CONSULTATION

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

Consultee Name	Position	Comment
Daventry Town Council	No objection	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	<p>At the outset, the LHA raised a number of concerns with the layout and parking:</p> <ul style="list-style-type: none"> -Private driveways in excess of 5 dwellings-now resolved to acceptable level; -Central area parking court design proposed by applicant to enable scale of development. Accepted by LHA but will not accept widespread use of parking courts in other phases of development; -transition from standard carriageway to shared surface amended and resolved; -Revisions to raised table junction agreed; -Bus stops repositioned and agreed; -Final Bus stop shelters positions to be agreed through s38; -Overlooking of parking court design does not conform entirely to Design Code; -Phase 1C connecting streets. Financial risk if changes to agreed layout and infrastructure have to be made. These costs should fall to developer; -Visitor parking has been increased and redistributed across site and is now resolved; -EV Charging: Proposal appears to meet requirements of Building Regulations 2010; -Refuse Vehicle/Fire Appliance Tracking approved; -Footway around north and west boundaries of POS must be removed from Adoption proposal; <p>Subject to resolution of Adoption Issue objection will be removed</p>
Affordable Housing Officer	No objection	Current proposals are supported.
Crime Prevention Design Advisor		
Environmental Protection		
Environmental Protection		

6 RESPONSE TO PUBLICITY

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

6.1 No comments received.

7 APPRAISAL

Principle of Development (Reserved Matters)

- 7.1 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
- 7.2 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.
- 7.3 **General Layout:** The general layout of the streets and blocks are consistent with the approved Land Use Parameter Plan of the outline permission (as amended) 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.
- 7.4 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. This approach has been partially achieved in Phase 1B but there is also a reliance on parking courts to accommodate the number of units and the parking requirement generated.
- 7.5 **Boundary Enclosures:** Frontages at key nodes and junctions will 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.
- 7.6 **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 proposed development of Phase 1B into 3 main Character Areas:

Town Character Area is the announcement of arrival into the mixed use character of the area including and surrounding Phase 1b.site which will comprise 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.

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.

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.

The use of predominantly 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 deep grey/slate colour.

Edge Character Area provides a response to the rural nature 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.

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 materials are deep grey/slate colour or red tile. False chimneys are provided on a number of dwellings and all dwellings will have jet black/dark grey window frames and door.

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.

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.

Housing Mix

7.7 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.

7.8 The proposed development provides for:

Housing Mix	Market	Market %	Affordable	Affordable %
1 Bed Apartment			9	33%
1 Bed Maisonette			10	37%
2 Bed Flat above Garage			1	4%
2 Bed Dwelling	17	41%	4	15%
3 Bed Dwelling	14	34%	3	11%
4 Bed Dwelling	10	24%		
Sub-total	41	100%	27	100%
Overall affordable %		60%		40%

7.9 There is a relatively high provision of 1 and 2 bed apartments within Phase 1 (comprising 1A and 1B). 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 approved in Phase 1A, proposed in Phase 1B and any provision within the local centre.

7.8 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.

7.9 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

7.10 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.

7.11 The road layout proposals for this Phase reflect the 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 into the SUE (to access the southern Phases).

7.12 Each dwelling will benefit from off-road parking either on a driveway to the side of the building, to the front or within a parking court. There has been an issue due to private driveways being proposed which serve in excess of 5 dwellings. The LHA comment

that this has been resolved in the main and largely through the creation of parking courts. The applicant has stated that for the central area of Phase 1B *“it is vital that a measured departure from ‘residential estate design’ is embraced to achieve the desired mass and scale of built form in this location”*. It should be noted that the LHA will not accept widespread use of parking courts throughout other phases of development, and this departure does not set a precedent or template for the wider site.

- 7.13 The LHA notes that the approved Design Code, Aug 2022 (p79), states: ***“parking for apartments should be overlooked directly by the apartment block”*** and ***“natural and active surveillance from surrounding properties and movement routes must overlook any publicly accessible parking court areas”***. Some of the parking courts do not appear to conform with this requirement. The LHA concern is that unattractive parking court areas often lead to residents choosing to park elsewhere, most usually in the public highway.
- 7.14 The LHA has also referred to the inclusion of Phase 1C Connecting Streets Type 2. The roads serving the local centre and school site have now been widened to 6.5m as per the requirements of the Design Code. The LHA has no objection to the principle of approving the layout of the Connecting Streets, but the LHA must emphasise to the Planning Authority that by agreeing to the design of these roads at this stage, it introduces a risk (in the case of the primary school site to WNC) in that when the site comes forward with a detailed design, changes to the agreed road layout and infrastructure may be required. The financial burden and potential delay if variations to the Section 38 Agreement are required will fall on the developer of that site.
- 7.15 The highway construction details, and road long sections have been reviewed by the Highway Adoptions Engineer and there are no comments to be made. It should be noted that roads subject to Section 38 Agreement will be subject to technical audit at the relevant stage anyway.
- 7.16 Many of the points raised in the LHA’s previous response have now been resolved. The LHA has some concerns on a small number of issues, however, subject to the amendment of the footway adoption as above, the LHA is now in a position to remove its previously held objection.
- 7.17 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.

Landscape and Open Areas

- 7.18 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.
- 7.19 Phase 1B of the development sits within the Stepnell Park and green links within the landscape and housing development. Landscape proposals for the POS areas have been designed following the design principles set up within the Design Code for these two areas, footpaths & cycleways and also the tree planting strategy.

- 7.20 The landscape proposals will retain existing hedgerows and provide a natural landscape comprising new native woodland, tree and shrub planting, native species-rich meadow grassland, and new semi-aquatic habitats along swales, whilst accommodating cycle and footpath routes that continue on from the Phase 1A application, linking through this phase through the site and connecting to the north, the pedestrian bridge and into Daventry. The proposals also take into account the public areas, opposite each other on the spine road, forming the public square, which also includes a cycle crossing point and bus stops. The only variation to the design code and landscape strategy plans are that the footpath and cycleway routes through the POS areas have been realigned slightly to suit site levels.
- 7.21 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

- 7.22 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.
- 7.23 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 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.
- 7.24 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

- 7.25 Policy ENV10 of the DLPP2 requires developments to be designed to protect the amenity of new and existing dwellings.
- 7.26 The 68 dwellings comprising the proposed development consist of 44no houses and 24no flats and maisonettes. Each house benefits from its own private garden and to preserve privacy a minimum separation distance of 20.0m between the back walls/facing windows of dwellings is required which requires a minimum garden depth of 10m to be provided. Of the 44 houses, 8 have gardens less than 10 metres long and most of the 8 are not affected by the privacy considerations as they are not directly overlooked by other dwellings.

- 7.27 The scheme was amended to ensure that most of the maisonettes had amenity space as these units could be offered to families. The accommodation that does not have private amenity space comprises 5 flats which are located over garages and 9 flats in the block of flats on the spine road. It is considered that these proposals are acceptable.
- 7.28 All properties benefit from off-street car parking which is either in the form of garages or parking spaces within the residential curtilage or reserved parking spaces within parking courts nearby.
- 7.29 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.
- 7.30 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

- 7.31 **Internal Floor Areas:** 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.
- 7.32 **Water Efficiency:** 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 Compliance Statement supporting the application confirms that the dwellings comply with this requirement.
- 7.33 **Refuse Strategy:** The Design Code states that bins will be concealed within the development, and be located out of sight of public realm.
- 7.34 **EV charging points:** These 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.

8 FINANCIAL CONSIDERATIONS

- 8.1 CIL is payable at the relevant rate for residential uses on commencement.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 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 68 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, parks and links to the other green spaces in the vicinity.

- 9.2 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.

10. RECOMMENDATION/CONDITIONS AND REASONS

- 10.1 Grant permission subject to conditions as set out below.

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:

PL301 SITE LOCATION PLAN
PL302 EXISTING SITE PLAN
PL303 C PROPOSED SITE LAYOUT PLAN
PL304 C PROPOSED BOUNDARIES PLAN
PL305 C PROPOSED MATERIALS PLAN
PL306 C AFFORDABLE HOUSING PLAN
PL307 C PROPOSED HEIGHTS PLAN
PL308 C PROPOSED WASTE STRATEGY PLAN,
PL309 C PROPOSED PARKING STRATEGY PLAN,
PL310 C PROPOSED CAR CHARGING PLAN
PL320 B PROPOSED SITE SECTIONS PH1B
PL321 C PROPOSED STREET SCENES
PL 330 A STOWFORD EDGE PLANS & ELEVATIONS
PL331 C DAVENHAM EDGE PLANS
PL332 C DAVENHAM EDGE ELEVATIONS
PL333 A HAWKSTONE EDGE PLANS & ELEVATIONS
PL335 BROXTON EDGE PLANS & ELEVATIONS
PL336 B CHALFONT EDGE PLANS & ELEVATIONS
PL337 PENROSE EDGE PLANS & ELEVATIONS
PL338 A KEDLESTON EDGE PLANS
PL339 B KEDLESTON EDGE ELEVATIONS
PL340 C CRANBORNE EDGE PLANS
PL341 D CRANBORNE EDGE ELEVATIONS
PL342 B HARTWELL EDGE PLANS & ELEVATIONS
PL343 C A10.A11 V1 EDGE PLANS & ELEVATIONS
PL344 A A10.A11 V2 EDGE PLANS & ELEVATIONS
PL345 C A10.A11 V3 EDGE PLANS
PL346 C A10.A11 V3 EDGE ELEVATIONS

PL347 B AFF A23 EDGE PLANS & ELEVATIONS
 PL348 A AFF A22 EDGE PLANS & ELEVATIONS
 PL349 B A31 WIDE EDGE PLANS & ELEVATIONS
 PL350 C A31 WIDE EDGE PLANS & ELEVATIONS
 PL352 STONE GARAGES PLANS & ELEVATIONS
 PL360 A STOWFORD CORE PLANS & ELEVATIONS
 PL361 C DAVENHAM CORE PLANS
 PL362 C DAVENHAM CORE ELEVATIONS
 PL363 FARLEIGH CORE PLANS & ELEVATIONS
 PL364 LAMBETH CORE PLANS & ELEVATIONS
 PL370 B BROXTON CORE PLANS & ELEVATIONS
 PL375 B FARLEIGH TOWN PLANS & ELEVATIONS
 PL376 A LAMBETH TOWN PLANS & ELEVATIONS
 PL377 A APARTMENT BLOCK 1 PLANS & ELEVATION
 PL378 A APARTMENT BLOCK 1 SECTIONS
 PL380 PROPOSED BIN & CYCLE STORE BLOCK 1
 PL381 A AFFORDABLE A23 V2 EDGE PLANS
 PL382 A AFFORDABLE A23 V2 EDGE ELEVATIONS
 PL383 A AFFORDABLE A10.A11 V4 EDGE PLANS
 PL384 A AFFORDABLE A10.A11 V4 EDGE ELEVATIONS
 P21-2897-SK08-B SWEEP PATH ANALYSIS OF A BUS AND LARGE CAR
 P21-2897-SK09-B SWEEP PATH ANALYSIS OF A REFUSE VEHICLE
 P21-2897-SK010-A FEATURE SQUARE GENERAL ARRANGEMENT
 P22-0370-EN-001-05C PHASE 1B POS DETAILS, LANDSCAPE PROPOSALS
 (SHEET 1 OF 3)
 P22-0370-EN-001-06C PHASE 1B POS DETAILS, LANDSCAPE PROPOSALS
 (SHEET 2 OF 3)
 P22-0370-EN-001-07C PHASE 1B POS DETAILS, LANDSCAPE PROPOSALS
 (SHEET 3 OF 3)
 21227-PL P1B 001G PRELIMINARY DRAINAGE STRATEGY
 21227-PL P1B 002C ADOPTION AND VISIBILITY PLAN
 21227-PL P1B 003C SWEEP PATH ANALYSIS REFUSE VEH
 21227-PL P1B 004C SWEEP PATH ANALYSIS FIRE APPLI
 21227-PL P1B-005C SWEEP PATH ANALYSIS MPV
 21227-PL P1B-006 ROAD AND SEWER LONG SECTIONS
 21227-PL P1B-007A ROAD AND SEWER LONG SECTIONS
 21227-PLP1B-008 ROAD AND SEWER LONG SECTIONS
 21227-PL P1B-009 ROAD AND SEWER LONG SECTIONS
 21227-PL-P1B-010 HIGHWAY CONSTRUCTION DETAILS
 AGENTS COVERING LETTER 28/11/22
 PLANNING POLICY COMPLIANCE STATEMENT 28/11/22
 PHASE 1B COMPLIANCE STATEMENT OCTOBER 2022
 AGENTS COVERING LETTER 11/07/23
 PHASE 1B AMENDMENTS TABLE 11/07/23
 P21 2897 Sk09 Revb Refuse Spa,
 P21 2897 Sk10 Reva Feature Square Ga,
 PI321 C Proposed Street Scenes,

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

Materials

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.

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).

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

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

Meter Box's

- 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

- 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.

