



Planning Committee Report

Application Number: 2023/5183/MAR

Location: Towcester Vale H9 London Road Towcester West
Northamptonshire

Development: Resubmission of Reserved Matters Application for 27 units on parcel H9 (part phase 2) (pursuant to outline planning permission S/2007/0374/OUTWNS). The outline application was accompanied by an Environmental Statement at Land at Towcester Vale Towcester (H9)

Applicant: TH Towcester Grange Limited

Agent: Barton Willmore

Case Officer: Daniel Callis

Ward: Towcester and Roade

Reason for Referral: Major Development

Committee Date: 21 November 2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AS SET OUT BELOW WITH DELEGATED AUTHORITY TO THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT TO APPROVE ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY.

Proposal

Resubmission of Reserved Matter Application for 26 units on parcel H9 (part phase 2) (pursuant to outline planning permission S/2007/0374/OUTWNS). The outline application was accompanied by an Environmental Statement at Land at Towcester Vale Towcester (H9).

Consultations

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

- Towcester Town Council, Towcester Local History Society

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

- WNC Heritage, WNC Planning Policy, WNC Highways, WNC Archaeology, Crime Prevention Design Advisor, Anglian Water

The following consultees have not responded to the application:

- WNC Ecology, WNC Arboriculture

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:

- Design and compliance with the Design Code
- Heritage impacts (demolition of the non-designated heritage asset)
- Highway Safety, parking and access
- Impact upon drainage and flooding
- Impact upon protected species
- Impact upon residential amenity (neighbours and units within the site)

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

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

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site relates to the sustainable urban extension (SUE) on the southern side of the town, which in total extends to an area of 180 hectares. The SUE is bounded to the east by the A5, to the west by the A43, and to the north by the existing built development of Towcester. The SUE also adjoins the hamlet of Wood Burcote. To the south of the SUE lies open countryside.
- 1.2 The site itself comprises one parcel (or sub-phase) of within the SUE. This sub-phase occupies an area on the northern edge of the site, adjacent to the existing properties in Jenkinson Road.
- 1.3 The site contains the remaining (principal) building from the Park View Stables complex (considered a non-designated heritage asset). The other buildings that formed the complex have been demolished.
- 1.4 The application is for all reserved matters (appearance, landscaping, layout and scale) within the area lined in red.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The application is for reserved matters for 26 units on parcel H9, which is within phase 2 of the SUE. The proposal includes the demolition of the existing Park View Stables building (a non-designated heritage asset).
- 2.2 There is a 6m-wide easement along the northern edge of the site (relating to existing high voltage power cables), which passes through the rear gardens of plots 11, 13, 14 and 15.

- 2.3 The proposed housing mix is a variety of 3, 4 and 5 bed units.
- 2.4 The proposal includes no affordable units (the outline permission required 10% affordable, which would equate to 2.7(3) units on this parcel).
- 2.5 There is an extant reserved matters consent for 27 units on this same parcel, as approved in June 2022 under application WNS/2022/0173/MAR. The site has since been sold to a different developer, who seeks a new consent for their own scheme.
- 2.6 Timescales for Delivery: The development of this parcel of land is considered to follow on seamlessly from current development elsewhere on site.

3 RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
S/2007/0374/OUTWNS	Outline planning application for the creation of a new mixed use neighbourhood at Towcester comprising: 2750 homes; employment land to support B1, B2 and B8 uses; a main Local Centre (food store, retail units, public house/restaurant, doctors surgery/medical centre, nursery/crèche and community hall); a support local centre (corner shops, takeaways); mixed use commercial area to accommodate Class C1 Hotel with conference and leisure facilities; two new primary schools; areas of public open space and strategic landscaping, incorporating new formal Sports Pitches, and combined community facility and Pavilion and parking and new allotments; the provision of the Towcester Relief Road connecting the A5T to the A43T; surface water/flood management works and necessary related engineering works for drainage and services	APPROVED March 2015
WNS/2022/0173/MAR	Reserved Matter Application for 27 units including conversion of existing stables on parcel H9. (part phase 2).(pursuant to outline planning permission S/2007/0374/OUTWNS) The outline application was accompanied by an Environmental Statement	APPROVED June 2022

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 Northamptonshire Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

- 4.3 The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S2 - Hierarchy of Centres
- S3 - Scale and Distribution of Housing Development
- S5 - Sustainable Urban Extensions
- S6 - Phasing of Housing Development
- S10 - Sustainable Development Principles
- S11 - Low Carbon and Renewable Energy
- C1 - Changing Behaviour and Achieving Modal Shift
- C2 - New Developments
- C5 - Enhancing Local and Neighbourhood Connections
- RC2 - Community Needs
- H1 - Housing Density and Mix and Type of Dwellings
- H2 - Affordable Housing
- H4 - Sustainable Housing
- BN2 - Biodiversity
- BN5 - The Historic Environment
- BN7a – Water infrastructure
- BN7 - Flood Risk
- BN9 - Planning for Pollution Control
- BN10 - Ground Instability
- INF1 - Approach to Infrastructure Delivery
- INF2 - Contributions to Infrastructure Requirements
- T1 - Spatial Strategy for Towcester
- T3 - Towcester South Sustainable Urban Extension
- T4 - Transport Improvements for Towcester

South Northamptonshire Local Plan (Part 2) (LPP2)

- 4.4 The relevant policies of the LPP2 are:

- POLICY SS1: The settlement hierarchy
- POLICY SS2: General development principles
- POLICY LH8: Affordable housing
- POLICY SDP3: Health facilities and wellbeing
- POLICY INF1: Infrastructure delivery and funding

- POLICY INF3: Education facilities
- POLICY INF4: Electric vehicle charging points
- POLICY GS1: Open space, sport and recreation
- POLICY HE1: Significance of heritage assets
- POLICY HE2: Scheduled ancient monuments and archaeology
- POLICY HE7: Non-designated heritage assets
- POLICY HE3: Historic parks and gardens
- POLICY NE3: Green infrastructure corridors
- POLICY NE4: Trees, woodlands and hedgerows
- POLICY NE5: Biodiversity and geodiversity

Material Considerations

4.5 Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- SNC adopted supplementary planning guidance (SPGs) and documents (SPDs)
- Towcester South Design Code (residential phases 1-5): The outline planning permission required the approval of a Design Code for all phases of development within the SUE. The Design Code approved on 18th March 2016 (ref: S/2016/0061/COND) covers phases 1-5 of the SUE, including all of the current reserved matters proposals.
- Towcester Masterplan: The Council adopted the Towcester Masterplan in March 2011. The Masterplan identifies the application site as one of the Key Opportunity Sites in the town (Site TE – Towcester South and Site TH – Southern Gateway) to bring forward a mixed-use development of housing and employment of up to 3300 houses and 3000 jobs.

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
Towcester Town Council	Objection	<p>WNC should commission an independent, detailed structural survey to determine the condition of Park View Stables.</p> <p>The significance of Park View Stables as a historical building and local landmark must be acknowledged by the WNC Planning Committee when determining this application.</p> <p>The recent proposal for conversion of the stables would suggest that at least some elements of the building could be preserved.</p> <p>This opportunity should be fully explored, and if possible, retention of these features incorporated into the development proposals.</p>

Towcester Local History Society	Objection	<p>Ask that the building (Park View Stables) be considered on its historic, rather than its architectural, significance.</p> <p>Notably:</p> <ol style="list-style-type: none"> 1. Its role in the creation of Towcester Racecourse. 2. Its associations with Ex-King Francis II & Queen Maria Sophia of Naples. 3. The use of Park View House as a 'Hunting Box' during the 19th century when hunting played a significant role in the economy of Towcester and of the County. 4. The building creates a local landmark that will become more obvious when the adjacent parkland is finished. <p>Should the argument rest on the condition of the building, then the applicant should provide a detailed structural survey in order to justify the Proposal.</p>
WNC Heritage	No objection	<p>Whilst regrettable, it does appear that the building has reached a point whereby reuse is no longer commercially feasible. However, given the significance of this building and the associated former buildings on the site including Park View House, it would be appreciated if, in addition to the Building Recording, a permanent reminder could be provided on the site as to the site's history, associations and impact on the town of Towcester.</p>
WNC Highways	No objection	<p>The LHA notes that its previous comments have been addressed, so has no objections to raise.</p>
WNC Archaeology	No objection	<p>Recommend that the stable building be fully recorded prior to demolition.</p>
WNC Planning Policy	No objection	<p>Highlight various relevant policies and considerations.</p>
WNC Ecology	N/A	<p>No response received</p>
WNC Arboriculture	N/A	<p>No response received</p>
Anglian Water	No objection	<p>No further comment</p>

Crime Prevention Design Advisor	No objection	The Layout, in the main, complies with planning out crime guidance
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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 There has been an objection from 1 local resident, raising the following comments:

- Impact upon neighbouring amenity through loss of privacy, due to:
 - Proximity
 - Ground height at which new dwellings would be constructed
 - Height of dwellings (3 storey)
 - Orientation of windows
- Proximity of dwellings to high voltage power cables

7 APPRAISAL

Design and compliance with Design Code

- 7.1 The proposed scheme utilises a variety of house types which fully comply with the Design Code, represent a high standard of design and are acceptable.
- 7.2 The overall layout is well designed, providing positive connectivity between streets and clear legibility.
- 7.3 Conditions will ensure that materials and architectural detailing are submitted for approval, prior to construction.

Highway Safety, parking and access

- 7.4 The parking provision fully complies with the approved Design Code and means that adequate parking will be provided. The parking is all arranged in a manner convenient to future occupants, thereby minimising inconsiderate on-street parking or parking congestion.
- 7.5 The Local Highway Authority made a small number of comments about road surfacing, shared driveway widths, etc. which have been resolved through amended plans and/or the proposed conditions.

Heritage Impact (non-designated heritage asset)

- 7.6 The stable building associated with the former Park View House, a gothic revival property (long since demolished), has previously been identified as a non-designated heritage asset and its retention and reuse sought as part of the overall development of Towcester South.
- 7.7 Regrettably, a castellated element of this building (at the east end), which reflected some of the exuberance of the main house, was in a perilous state and its demolition was agreed in 2021. The second stable block (immediately to the north of the main block) was also considered to contain instable elements and not considered viable to retain and reuse. The demolition of this block was also reluctantly agreed. This now

leaves the main stable block with a cupola (timber louvred roof feature) as the only remaining element of the former country house. The building is in a poor state of repair and deterioration has visibly accelerated in recent years.

- 7.8 The applicant has provided a structural report, which concludes that, whilst it is possible to retain and repair the existing building, to do so would involve extensive re-building and would cost a significant amount (to the point that it would not be viable when weighed against the value of the resultant properties created).
- 7.9 Given the significance and local interest in the non-designated heritage asset, Officers wished to obtain a second, independent, opinion on the condition of the building. Therefore, WNC appointed Wellan Ltd (respected structural engineers with a specialism in historic buildings) to undertake their own review. Wellan Ltd reached a similar conclusion to the applicant's engineer, that, whilst restoration is physically possible, much of the existing historic fabric would need replacement. This includes:
- Extensive repairs and a new outer leaf to the north-east (gable end) elevation
 - Replacing very extensive amounts of spalled brickwork on the principal/front elevation
 - Replacing lintels on the rear (south-east) elevation
 - Constructing a replacement 'cupola' on the roof
 - Potentially replacing much of the roof (detailed inspection not possible)
 - Rebuilding both chimneys
 - Construction of a new floor (to the ground floor)
 - Installation of damp-proofing
 - Replacement of all windows and doors
- 7.10 When considering the harm resulting from the loss of the non-designated heritage asset, the NPPF states (para 203):
- "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*
- 7.11 South Northants Part 2 Local Plan policy HE7(2) states:
- "Proposals involving the full or partial loss of a non-designated asset should balance the scale of any harm or loss that is caused and the significance of the heritage asset against any benefits. Where loss is permitted a full recording of the asset is likely to be requested."*
- 7.12 In this instance, Heritage Officers consider the building's significance and special interest lies in its historical relationship to Park View House and some of the attractive decorative Victorian architectural detail to the front/principal elevation. The remainder of the building is of relatively standard, unremarkable Victorian construction of limited historic interest.
- 7.13 Regrettably, as proven by both structural reports, the extensive repair works needed to make the building fit for its new purpose would result in the replacement of a significant proportion of the building's external facades, including all windows and doors, a substantial amount of brickwork on the principal elevation, and the eye-catching 'cupola'. Conversion would also, inevitably result in a number of internal alterations, such as removing partition walls, etc. As a result, if retention and restoration were required, the resultant building would appear more as a rebuilt replica of the original, with little obvious authentic historic fabric of note remaining.

- 7.14 Equally, with the new residential development surrounding the building on 3 sides, the building's context would also change dramatically. If restored, rather than standing in spacious mature parkland, as it does at present, the building would be somewhat lost within a 'sea' of new built development.
- 7.15 With this in mind, Officers reluctantly accept that the building is possibly beyond viable restoration and retention as part of the overall SUE development.
- 7.16 The extent of repairs required, and the change in context, would mean the value of the non-designated heritage asset would be diminished somewhat. Therefore, when weighing the loss of the building, and its significance, against the benefits of the proposal (i.e. the efficient delivery of new housing on this parcel of the wider SUE), Officers conclude that, on balance, the benefits outweigh the harms and a case for retention would be difficult to sustain.
- 7.17 However, in lieu of the loss of the non-designated heritage asset, the applicant has agreed to provide an A1-sized interpretation board, at their own cost, which would be installed within the adjacent public open space and would help inform the community of the site's history (both the existing stables and the original Park View House as well). The provision of this interpretation board will be secured via condition and Towcester and District Local History Society and WNC Heritage team will be given the chance to contribute to its content and design.
- 7.18 A condition will also require a full formal building recording be undertaken and submitted for archiving.
- 7.19 As a result, the proposal is considered to comply with para 203 of the NPPF, Policy HE7 of the LPP2 and Policy BN5 of the LPP1.

Impact upon drainage and flooding

- 7.20 Both foul and surface water drainage are already covered by conditions on the outline permission, which require the approval of details separate to this reserved matters application. The development on this parcel would feed into the site-wide drainage systems, which have been designed to accommodate the anticipated flows.

Impact on Protected Species

- 7.21 Ecological mitigation site-wide is covered by a condition on the outline planning permission. The proposal should ensure that it accords with the detailed mitigation measures and enhancements outlined in the Environmental Statement and Green Infrastructure Strategy that was submitted with the outline application and the approved site wide Ecological Mitigation and Enhancement Plan (EMP) by BSG ecology dated 22nd May 2017.
- 7.22 As comments from WNC Ecology are still awaited, an update will be provided at the Committee meeting.

Impact upon residential amenity (neighbours and units within the site)

- 7.23 The nearest existing neighbouring properties are No. 34, 36 and 38 Jenkinson Road, to the north, which back onto the site. These dwellings are roughly 12m-13m from the site boundary. The 7m-wide easement along the north site boundary means that the closest proposed dwelling (plot 15) is just over 19-20m from any of the existing neighbours' rear windows.

- 7.24 The site adjacent to the northern boundary is relatively flat, meaning that the proposed dwellings would be constructed on a slab level not dissimilar to the properties in Jenkinson Road. The submitted levels strategy is very similar to that already approved on the previous reserved matters application.
- 7.25 Plot 15 would be built at 90 degrees to the neighbours, with only a first floor bathroom window (obscure glazed) facing towards the rear of 38 Jenkinson Road.
- 7.26 There is only one first floor bedroom window in the rear of plot 14 (plus rooflights at 2nd floor), which looks towards No.36 Jenkinson Road at a distance of about 29m. A 4m tall mature conifer (evergreen) hedge already existing along the rear boundary fence of 36 Jenkinson Road, which will provide additional screening (above the height of the boundary fence) to further reduce any overlooking.
- 7.27 There are no windows at all in the side elevation of plot 13 (facing the rear of 34 Jenkinson Road). The separation distance is 35m.
- 7.28 Although the proposed development will clearly change the outlook from the rear of the properties in Jenkinson Road, given the separation distances, the proposed development is not considered to cause any significant or undue harm to amenity, either by loss of light (the distance is comfortably greater than the 12m required in the SNC Design Guide), overbearing effect, or loss of privacy (the SNC Design Guide requires a minimum of 18m).
- 7.29 Within the site itself, all units are provided with adequate privacy and a suitable private garden, commensurate with the size of unit served.

Impact on trees

- 7.30 The proposals involve the loss of 5 existing trees, two of which constitute part of the adjacent Area TPO. However, this aspect of the proposal is unchanged from the extant reserved matters consent (WNS/2022/0173/MAR).

Affordable Housing

- 7.31 The proposal includes no affordable units (the outline permission required 10% affordable across the whole site, which would equate to 2.7(3) units on this parcel). This approach was accepted on the previous reserved matters scheme for this part of the site. This is not an unusual approach when considering smaller parcels of development within a wider outline site and providing there is an appropriate spread and delivery of affordable housing to meet the 10% requirement throughout the outline site. The affordable housing requirements will be met by other land parcels, as such there is no objection raised to the approach being taken to this land parcel as regards affordable housing delivery.

8 FINANCIAL CONSIDERATIONS

- 8.1 CIL is not applicable to this development, as the outline permission pre-dates the implementation of CIL.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 The application comprises the reserved matters for a sub-phase of 27 dwellings within the SUE.

- 9.2 The proposal is in general accordance with the approved Design Code for the respective phase of the sustainable urban extension. The house types all accord with the dimensions and characteristics set out in the Code, as does the parking provision, road hierarchy and road dimensions.
- 9.3 The architectural detailing of the house types is also in general accordance with the Code.
- 9.4 The proposal is considered to incorporate a suitable means of access and movement, as well as give suitable regard to trees and hedges, ecology, flooding and residential amenity.
- 9.5 The lack of any affordable housing provision on this parcel is a neutral point, as affordable housing provision across the SUE is in accordance with the 10% requirement in the S106. Also, the existing reserved matters consent for this parcel had no affordable housing either.
- 9.6 The demolition and complete loss of the historic stable block (Park View Stables), a non-designated heritage asset, is very much regrettable. However, even if it were retained, the extent of re-building required would result in the asset's significance being notably diminished. Retention is unfortunately, considered to be unviable. When weighed against the benefits of the efficient delivery of this parcel as a contribution to the overall SUE, on a balanced judgement, the harm resulting from the loss is outweighed by the benefits and, therefore, the proposal is considered to be in accordance with para 203 of the NPPF and SNP2LP policy HE7(2).
- 9.7 Overall, therefore, the proposal is considered acceptable, to accord with the Development Plan, and is recommended for approval.
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10. RECOMMENDATION / CONDITIONS AND REASONS

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AS SET OUT BELOW WITH DELEGATED AUTHORITY TO THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT TO APPROVE ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY.

CONDITIONS

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

Approved plans

1. The development shall not be carried out otherwise than in complete accordance with the approved plans unless a non-material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015. The approved plans are:

General

- Drawing No. 1029-H9-002 (application areas plan)
- Drawing No. A22-086-PL001 rev I (site development plan)
- Drawing No. A22-086-PL010 rev D (parking plan)
- Drawing No. A22-086-PL011 rev D (refuse plan)

- Drawing No. A22-086-PL012 rev D (amenity plan)
- Drawing No. A22-086-PL013 rev E (boundary treatment plan)
- Drawing No. A22-086-PL014 rev E (materials plan)

House type plans

- Drawing No. A22-086-PL100 rev F (Type B floorplans – plots 19, 22)
- Drawing No. A22-086-PL101 rev F (Type B elevations – plots 19, 22)
- Drawing No. A22-086-PL102 rev D (Type B1 floorplans – plot 9)
- Drawing No. A22-086-PL103 rev D (Type B1 elevations – plot 9)
- Drawing No. A22-086-PL400 rev C (Type C floorplans – plot 8)
- Drawing No. A22-086-PL401 rev C (Type C elevations – plot 8)
- Drawing No. A22-086-PL402 rev C (Type C floorplans – plot 20)
- Drawing No. A22-086-PL403 rev C (Type C elevations – plot 20)
- Drawing No. A22-086-PL404 rev E (Type C floorplans – plots 15, 17, 21)
- Drawing No. A22-086-PL405 rev E (Type C elevations – plots 15, 17, 21)
- Drawing No. A22-086-PL406 rev A (Type C floorplans – plot 23)
- Drawing No. A22-086-PL407 rev A (Type C elevations – plot 23)
- Drawing No. A22-086-PL502 rev D (Type D1 floorplans – plot 5)
- Drawing No. A22-086-PL503 rev D (Type D1 elevations – plot 5)
- Drawing No. A22-086-PL504 rev C (Type D1 floorplans – plot 12)
- Drawing No. A22-086-PL505 rev C (Type D1 elevations – plot 12)
- Drawing No. A22-086-PL506 rev E (Type D2 floorplans – plot 24)
- Drawing No. A22-086-PL507 rev E (Type D2 floorplans – plot 24)
- Drawing No. A22-086-PL508 rev E (Type D2 elevations – plot 24)
- Drawing No. A22-086-PL515 rev D (Type D2 floorplans – plot 14)
- Drawing No. A22-086-PL516 rev D (Type D2 floorplans – plot 14)
- Drawing No. A22-086-PL517 rev D (Type D2 elevations – plot 14)
- Drawing No. A22-086-PL518 rev B (Type D1 floorplans – plot 2)
- Drawing No. A22-086-PL519 rev B (Type D1 elevations – plot 2)
- Drawing No. A22-086-PL520 rev C (Type D2 floorplans – plots 25, 26)
- Drawing No. A22-086-PL521 rev C (Type D2 floorplans – plots 25, 26)
- Drawing No. A22-086-PL522 rev C (Type D2 elevations – plots 25,26)
- Drawing No. A22-086-PL523 rev A (Type D2 floorplans – plots 11, 13)
- Drawing No. A22-086-PL524 rev A (Type D2 floorplans – plots 11, 13)
- Drawing No. A22-086-PL525 rev A (Type D2 elevations – plots 11, 13)
- Drawing No. A22-086-PL600 rev H (Type E floorplans – plots 3, 6, 7)
- Drawing No. A22-086-PL601 rev H (Type E elevations – plots 3, 6, 7)
- Drawing No. A22-086-PL602 rev G (Type E floorplans – plot 1)
- Drawing No. A22-086-PL603 rev F (Type E elevations – plot 1)
- Drawing No. A22-086-PL604 rev A (Type E floorplans – plots 4, 10)
- Drawing No. A22-086-PL605 rev A (Type E elevations – plots 4, 10)
- Drawing No. A22-086-PL606 rev A (Type E floorplans – plots 16, 18)
- Drawing No. A22-086-PL607 rev A (Type E elevations – plots 16, 18)

Garage plans

- Drawing No. A22-086-PL700 rev A (garage – plot 1)
- Drawing No. A22-086-PL701 rev A (garage – plots 23, 25, 26)
- Drawing No. A22-086-PL702 rev A (garage – plots 4, 12, 13, 24)
- Drawing No. A22-086-PL703 rev A (garage – plot 21)
- Drawing No. A22-086-PL704 rev A (garage – plots 2, 3)
- Drawing No. A22-086-PL705 rev A (garage – plots 8, 9, 10, 11)
- Drawing No. A22-086-PL706 rev A (garage – plots 14, 15, 16, 17, 18, 20)

- Drawing No. A22-086-PL707 rev A (garage – plots 5-7)

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

Building recording

2. No development shall take place until the applicant (or their agents or successors in title) has submitted to and had approved in writing by the local planning authority a programme of archaeological work consisting of a written scheme of investigation for a level 3 Building Recording and a timetable for that work. The development shall thereafter proceed in accordance with the approved written scheme of investigation and timetable. Within 6 months of the completion of the archaeological work the applicant (or their agents or successors in title) shall submit the Building Recording report to the local planning authority for its written approval together with details of the store at which this is to be deposited.

Reason: To secure the provision of archaeological investigation and subsequent recording, to comply with Government advice in the National Planning Policy Framework (NPPF) (Section 16). This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Boundary enclosures

3. No dwelling shall be constructed above slab level until full details of the enclosures along all boundaries and within the site (including how they respond to changes in ground level) have been submitted to and approved in writing by the Local Planning Authority and such means of enclosure, in respect of those dwellings which it is intended shall be screened, shall be erected prior to the first occupation of those dwellings.

Reason: To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Landscaping

4. A scheme for landscaping the site shall be provided to and approved in writing by the Local Planning Authority which shall include:-
 - (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc.),
 - (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
 - (c) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps.

Such details shall be provided prior to the development progressing above slab level or such alternative time frame as agreed in writing by the developer and the Local

Planning Authority. The approved scheme shall be implemented by the end of the first planting season following occupation of the development.

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

Stone panel

5. The external walls of the dwellings to be faced with stone shall be constructed in natural stone which shall be laid, dressed, coursed and pointed using a lime based mortar with brushed or rubbed joints in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the stonework is commenced. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

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

Bricks

6. Samples of the bricks to be used in the construction of the walls of the dwellings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

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

Roofing materials

7. Samples of the tiles/slates (including ridge tiles) to be used in the covering of the roof of the dwelling(s) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

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

External lighting

8. No dwelling shall be constructed above slab level until details of the external lighting (street lighting and any lighting to shared driveways, parking courts and public open space), including the design, position, orientation and any screening of the lighting, has been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

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

Architectural detailing

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

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

Meter boxes

10. Full details of the siting, appearance and colour of any electricity or gas supply meter housings to be located on the external elevations of the buildings shall be submitted to and approved by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details

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

Parking areas

11. The garages/parking spaces/turning areas shown on the approved plan(s) shall be constructed, drained, surfaced and completed in accordance with details that have been previously submitted to and approved in writing by the Local Planning Authority before the dwelling is occupied and shall not thereafter be used for any purpose other than the garaging parking/turning of private motor vehicles.

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

Surfacing

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

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

Driveways

13. Prior to first occupation of any dwelling hereby permitted that is accessed via a shared drive, the respective shared drive shall be a minimum width of 4.5m for a distance of at least 10 metres from the highway boundary and the maximum gradient over that distance shall not exceed 1 in 15.

Reason: To ensure that an adequate and safe access is provided to the site in accordance with policy SS2 of the South Northamptonshire Part 2 Local Plan.

Alley gates

14. Prior to the first occupation of the respective dwellings, all private access alleyways to rear gardens (including individual and shared alleyways) shall be gated with a 1800mm

tall gate at the end nearest the highway/shared parking court and shall be lockable/unlockable from both sides using a mortice lock.

Reason: In the interest of security and crime prevention and in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Handrails

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

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

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

Interpretation board

16. No dwelling hereby approved shall be occupied until details of an A1-sized interpretation board (including the content/artwork, lectern/stand, and location of installation), telling the history of Park View House and Park View Stables, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the interpretation board shall be installed as approved prior to the occupation of the 21st dwelling.

Reason: To mitigate the loss of the non-designated heritage asset, in accordance with South Northamptonshire Part 2 Local Plan policy HE7.

Landscaping

17. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the respective 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 five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Removal of PD

18. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) and the means of enclosure approved by this application, no gate, fence, wall or other means of enclosure shall be altered, erected, constructed or placed on plots 1, 3-5, 10-19 or 23-26 that is forward of the principal elevation (or the flank wall of a dwelling at the junction of two roads or a

road and shared private drive) at any time, without the prior express planning permission of the Local Planning Authority.

Reason: In order to retain the open character of the development and area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.