



Planning Committee Report

Application Number: WNN/2022/1391

Location: Dallington Grange, Mill Lane, Kingsthorpe, Northampton, NN5 7PZ.

Development: Approval of Reserved Matters pursuant to Outline Planning Permission N/2014/1429 for 273 no dwellings on Phase 1B (part of) Dallington Grange and approval of conditions 11, 12, 14, 19, 20, 24, 29, 30, 39, 40 and 41 of N/2014/1429.

Applicant: David Wilson Homes South Midlands.

Agent: David Wilson Homes South Midlands.

Case Officer: Andrew Longbottom.

Ward: Dallington Spencer Unitary Ward

Reason for Referral: Major Application

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

The application is for reserved matters for 273 dwellings that's forms the second parcel of phase 1 of the development.

Consultations

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

- British Horse Society
- The Ramblers

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

- WNC Environmental Protection.
- WNC Ecology Officer.
- WNC Landscape Consultant.
- WNC Planning Policy.
- Anglian Water.
- Natural England.
- WNC Archaeological Officer.
- Police Crime Prevention Design Advisor.

- Stagecoach Bus Company.
- Environment Agency.
- WNC Arboricultural Officer.
- WNC Waste Services.
- Local Highway Authority.
- Northamptonshire Badger Group
- Kingsthorpe Parish Council.

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

- Strategic Housing

Conclusion

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

The key issues arising from the application details are:

- Principle of Development
- Design and Layout
- The Proposed Mix of Dwellings
- Affordable Housing
- Residential Amenity and Noise
- Ecology
- Building for a Healthy Life Assessment
- Highways and Parking
- Sustainability
- Drainage and Flood Risk
- Landscaping
- Nationally Described Space Standards
- The Provision of the Bridleway on 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 is 10.8 hectares and relates to part of parcel 1B of the outline application site and forms a significant part of the residential area for phase 1 of the proposed Dallington Grange Sustainable Urban Extension (SUE) allocated for development under policy N7 of the Local Plan Part 1. The reserved matters application site lies at the south west corner of the site adjacent to a section of the proposed new North West Relief Road and to the north east of the proposed Heritage Park that's forms part of the Phase 1 development of the site. To the north and north

east of the site is bridleway HW6 and to the south of the site is bridleway NW21 but separated by Phase 1a of the development. The land falls from north east to south west, quite steeply in parts of the development site.

- 1.2 The outline application site is situated approximately 3.7km to the north-west of Northampton town centre on the urban fringe of Northampton. It is bound to the north/north east by the mainline railway and the Brampton Arm of the River Nene, and by Kings Heath residential estate to the south east. The southern boundary comprises allotments, residential development and Lodge Farm industrial Estate. Dallington Heath/ Harlestone Firs, an area of woodland, is situated to the west and north west, with Northamptonshire County Golf Course to the north. The site is currently accessed via a metalled single-track private drive from Nene Way, an estate road providing access to Mill Lane.
- 1.3 The outline application site comprises 208 hectares of predominantly mixed agricultural fields, with Grange Farm, a residential farmstead and associated commercial activities, located to the north of the site, a waste/storage facility adjacent and a telecommunications building and mast situated to the north east.
- 1.4 The relevant constraints of the site are
 - The site is allocated for development under Policy N7 of the West Northamptonshire Joint Core Strategy (JCS)
 - The site lies within the Sywell Airport Buffer area.
 - Public bridleway HW21/CU 28 runs to the south west of the site
 - Public Bridleway HW6 runs to the north and east of the site
 - Part of the site is of archaeological interest
 - The site lies within the proximity of Local Wildlife Sites.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 In February 2021 a hybrid planning permission (outline but with part of the North West Relief Road in full) granted by Northampton Borough Council for up to 3000 dwellings, a secondary school, two primary schools, 7.2 ha of employment land, a Local Centre, redevelopment of Grange Farm, extension of the North West bypass, open space, landscaping, and flood management works.
- 2.2 This development is a reserved matters application seeking detailed consent for access, appearance, landscaping, layout and scale for part of parcel 1B of the development. The application is for reserved matters approval for 273 dwellings which includes 16 affordable dwellings. The associated public open space and play area will be the subject of a future open space reserved matters application for phase 1 of the development.
- 2.4 The proposed mix of the housing is as follows

Free market Dwellings

- 2 bed dwellings - 52
- 3 bed dwellings - 105
- 4 bed dwellings - 79
- 5 bed dwellings – 21

Affordable Dwellings

- 2 bed dwellings – 7
- 3 bed dwellings – 9

3 RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
N/1995/215	Outline application – comprehensive residential development, together with retail, employment and other land uses including access roads.	Not proceeded with.
WN/2006/0001	Residential and Mixed Use Development	Withdrawn 20.06.06
WN/2006/0002	Comprehensive development of approximately 2,500 Dwellings and Mixed Use Development Site	Withdrawn 20.06.06.
N/2007/0154	Development comprising up to 3,500 dwellings; a local centre of up to 4.15ha (Classes A1-A5, B1(a), C2, C3, D1 and D2); an employment area up to 10 ha (Classes B1, B2 and B8); two primary schools; reuse and redevelopment of Grange Farm for cafe/restaurant/public house or hotel.	Withdrawn 30.06.15
N/2014/1429	Outline Planning Application for up to 3,000 dwellings including affordable housing, employment land, a local centre, 2 primary schools; secondary school; redevelopment of Grange Farm for cafe/restaurant/public house or hotel; extension of the North West Bypass on the site; provision of open space and strategic landscaping.	Approved 19.02.21
WNN/2022/0996	Reserved Matters for 329 dwellings on Phase 1A.	Approved 24.04.23

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 (WNJCS) 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 Local Plan and the Northampton Local Plan (Part 2) The Northampton Local Plan was adopted on 23rd March 2023. Building on the West Northamptonshire Joint Core Strategy which was adopted in December 2014, it was prepared to help further guide planning decisions

in the Northampton area and forms part of the Development Plan for the Northampton area, along with the WNJCS, the Minerals and Waste Local Plan and "made" 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:

Policy S1 - The Distribution of Development
Policy S2 – Hierarchy of Centres
Policy S3 - Scale and Distribution of Housing Development
Policy S4 - Northampton Related Development Area
Policy S5 - Sustainable Urban Extensions
Policy H4 – Sustainable Housing
Policy S10 - Sustainable Development Principles
Policy S11 - Low Carbon and Renewable Energy
Policy C1 - Changing Behaviour and Achieving Modal Shift
Policy C2 - New Developments
Policy RC2 - Community Needs
Policy H1 - Housing Density and Mix and Type of Dwellings
Policy H2 - Affordable Housing
Policy H4 - Sustainable Housing
Policy BN2 - Biodiversity
Policy BN3 - Woodland Enhancement and Creation
Policy BN7a - Water Supply, Quality and Wastewater Infrastructure
Policy BN7 - Flood Risk
Policy BN9 - Planning for Pollution Control
Policy INF1 – Approach to Infrastructure Delivery
Policy N1 – The Regeneration of Northampton
Policy N7 – Northampton Kings Heath SUE

Northampton Local Plan (Part 2) (LPP 2)

4.4 The relevant policies of the LPP2 are:

Policy SD1 Presumption in Favour of Sustainable Development.
Policy Q1 Placemaking and design
Policy Q2 Amenity and Layout.
Policy Q3 Carbon Reduction, Community Energy Networks, Sustainable Design and Construction and Water Use.
Policy Q4 Health and Wellbeing
Policy Q5 Flood Risk and Management.
Policy HO2 Type and Mix of Housing
Policy ENV1 Sustaining and Enhancing Existing, And Supporting The Creation of, Northampton's Green Infrastructure.
Policy ENV3 Supporting and Enhancing Biodiversity
Policy MO1 Designing Sustainable Transport and Travel.
Policy MO3 Transport Schemes and Mitigation.
Policy MO4 Parking Standards.
Policy IFS1 Electronic Communication Networks.

Supplementary Planning Documents

- Northampton Parking Standards (November 2019)
- Planning out Crime in Northamptonshire SPG 2004
- Biodiversity SPD for Northamptonshire (adopted September 2017)
- Residential Extensions and Alterations Design Guide (adopted December 2011)

Other Material Considerations

- Northampton Green infrastructure Plan (2016)
- Open Space, Sport and Recreation Needs Assessment and Audit (2009)
- National Planning Policy Framework (NPPF)
- Dallington Heath Residential Design Code.

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.

Representations received on originally submitted plans.

Consultee Name	Position	Comment
WNC Environmental Protection	Comment	The proposal fulfils the requirements of condition 24 of the outline planning permission
WNC Ecology Officer	Comments	(i) It is not clear that the updated ecology surveys relate to this site, (ii) The CEMP condition from the outline planning permission has not yet been discharged. (iii) The proposals for the hedgehog holes are appropriate. (iv) There are more opportunities for ecological enhancements through the right grass mix types. (v) The LEMP for this phase has some difference to that for previous parcels of development. (vi) Thinning’s from tree and shrubs should not be left on the site. (vii) The maintenance for the grassland meadow mix should be re-examined. (viii) Grassland cuttings should not be left on the site. (ix) Records of grass cuttings should be kept. (x) The designs and locations of the bird boxes are appropriate. (xi) This application needs to look at the impact on badgers that this application creates rather than needing to assess the site as a whole. (xii) The outline planning site needs to include a badger tunnel.
WNC Landscape	Comment	(i) There should be more tree planting.

Consultant		<ul style="list-style-type: none"> (ii) There are better species of trees which could be proposed (iii) The species of trees should better suit the types of environment in which they are proposed. (iv) Planting should be brought forward to being back of the footpath. (v) The shrub planting schedule needs to be improved. (vi) The amount of planting at the entrance to the site needs to be increased. (vii) Greater used of native species should be specified. (viii) Changes to the maintenance schedule are required.
WNC Planning Policy	Comment	No comments to make.
British Horse Society	Objection	<ul style="list-style-type: none"> (i) The inclusion of 'horse riders' is not reflected in the title of this document. (ii) There is a lack of detail on the proposed bridleway. (iii) There is a lack of detail on the proposed Pegasus crossing. (iv) The bridleway is described as a green corridor (v) It is not clear how far the bridleway will be from the road. (vi) A buffer zone between the primary school and bridleway would also help reduce and load noises from the playground areas. (vii) The Design Code Compliance Statement (DCCS) does not mention horse rider in relation to the bridleway. (viii) The DCCS does not correctly reference the Pegasus crossings on the North West Relief Road. (ix) The DCCS is not clear how the bus route relates to the green corridor. (x) There should be signage for road users warning of horses. (xi) Pedestrians are being more incorporated than horse riders. (xii) The bridleway from HW6/CU25 should link with bridleway HW21 (xiii) There are a large number of horse riders in the vicinity of the site and additional provision for horse riders would help to reduce road accidents
Anglian Water	Comments	<ul style="list-style-type: none"> • The application does not adequately address the impact on the public sewerage network.

		<ul style="list-style-type: none"> The Local Planning Authority should get their own advice on issues relating to surface water flooding.
Natural England	Comments	No comments
WNC Archaeological Officer	Comment	No comments to make
WNC Strategic Housing	Comments	<p>No Objections subject to the following</p> <ul style="list-style-type: none"> Confirmation of which affordable housing plots are to be allocated to which affordable housing tenure. Confirmation as to whether the rental product to be provided is 'affordable rent' or 'social rent'
Police Crime Prevention Design Advisor	Comments	<ul style="list-style-type: none"> All alleys leading to the rear should be gated with a key lockable mortice locks operable from both sides for convenience in line with the front building line. Where the sides of dwellings abut open space the gable end should be included within the fenced perimeter or protected with a soft landscaping buffer. Where the timber post and rail abuts the rear perimeter wall of the garden care should be taken to ensure that the former does not provide a convenient step to assist getting over the latter.
Stagecoach Bus company	Comments	<ul style="list-style-type: none"> The location of the bus stops need to be looked at again. The use of parking bays is supported Bus stops cannot be positioned adjacent to parking bays. The use of swales means there are longer distances to walk to reach the bus stops and makes the development more car orientated. There could be more pedestrian connectivity. The design of the bus border should have regard to the proposed cycleway Care should be taken about the specification and location of bus stop furniture at each stop The identified issues need to be carefully reviewed and appropriately resolved before positive determination is made.
Environment Agency	Comments	No objections
WNC Arboricultural	Comments	No objections however the views of a specialist landscape architect should be

Officer		sought.
The Ramblers	Object	<p>Object on the following grounds</p> <ul style="list-style-type: none"> • The application is ambiguous and does not conform with proposals previously published which confirm commitments made. • The Design Code Compliance Statement contains only a reference to the potential for future Pegasus crossings • There needs to be a toucan and Pegasus crossing across the new North West Relief Road.
WNC Waste Services	Comment	The development needs to be in accordance with the Councils published guidelines.
Local Highway Authority	Comments	<ul style="list-style-type: none"> • Rear parking courts for dwellings should not be used. • More parking should be provided for four bedroom plus type dwellings. • Three space tandem park is unacceptable. • All junctions are to be tracked with a 4 axle refuse vehicle opposed by a large car, and two large cars opposing each other. • The shared private access that serves 91 -96 needs to be moved to allow for 43m vehicle to vehicle visibility splays. • There should be no visitor parking bays within 15m to the right-hand side (when existing) of a junction or access exit. • The shared surface must be 4.8m wide with 1.5m margins. The margins on the plan are only 1m. • Generally, curvature on a shared surface cannot be permitted as there would be no forward visibility. • Shared surfaces can only be formed at a junction entrance into a new road. • All roads and junctions are to be tracked with a 4 axle refuse vehicle opposed by a large car, and two large cars opposing each other. • The boundary plan shows hedgerows within the vision splays, but it does not state what species. • Hedgerows must not be planted within the pedestrian visibility splays of accesses. • Any planting of hedges / shrubs must be a minimum of 1m from the highway boundary to prevent overgrowth encroachment.

		<ul style="list-style-type: none"> • There can be no more than 5 properties off of a shared private drive.
Northamptonshire Badger Group	Comments	<ul style="list-style-type: none"> • Express concerns regarding the badgers that use the site. • There is increased conflict with humans and badgers on the outskirts of the development which could be exacerbated. • It is not clear what badger mitigation will be in place during construction. • Areas of wider natural vegetation should be provided for badgers with vegetation that is suitable for them. • Light needs to be restricted to ensure the badgers are not overly disturbed by the development. • There is a lack of information in the application. • Badgers are protected by act of parliament and their welfare needs to be a key concern. • Setts and latrines have been recorded in the vicinity of phase 1. • The approach to the development should not be on a phase by phase basis.

Officer Comments

With regard to the comments of the Ecology Officer it has been confirmed that the updated species survey does relate to the applications site

With regard to Anglian Water's comments the impact on the sewerage network was addressed at the outline application stage and found to be acceptable. Condition 42 of the outline planning permission requires that a foul water strategy is produced for each phase of development.

Representations received on first revision of the plans.

Consultee Name	Position	Comment
Kingsthorpe Parish Council	Comments	No comments to make
WNC Waste Services	Comments	The development needs to be in accordance with the Councils published guidelines.
WNC Strategic Housing	Comments	The development proposes 16 affordable units which is slightly below the quantum of 6.9% however it is confirmed that this shortfall will be made up in the remaining parcels of the development.
WNC Archaeological Officer	Comments	No further comments to make

Natural England	Comments	No comments to make.
Police Crime Prevention Design Advisor	Comments	No further comments.
WNC Environmental Protection	Comments	The proposal fulfils the requirement of condition 24.
Local Highway Authority	Comments	<ul style="list-style-type: none"> • Tandem parking at the entrance to the spine road should be avoided. • The shared cycle path is not needed. • Further work to show the vehicle tracking is acceptable is required. • There should not be any block paving on the proposed spine road. • Additional storage space is required where the dwellings have 4 or more bedrooms.
Stagecoach Bus Company	Comments	The location of the proposed bus stops are now acceptable.

Representations received on second revision of the plans.

Consultee Name	Position	Comment
Duston Parish Council	Comments	No further comments to make
WNC Archaeology Officer	Comments	No further comments to make
Environmental Protection Officer	Comments	No objections however further information relating to the potential of overheating of the dwellings is required for dwellings that have noise mitigation measures.
Lead Local Flood Authority	Comments	The fall of drives towards the properties may cause flooding issues and the finished floor levels of the dwellings need to be adjusted to prevent this.
Local Highway Authority	Comments	All outstanding matters have now been addressed.
Strategic Housing	Supports	<p>Makes the following comments on the development</p> <ul style="list-style-type: none"> (i) The development helps to deliver affordable housing within Northampton (ii) The development delivers slightly less than the required amount of affordable housing for this phase of development however as the developers have committed to address the shortfall in the next phases. (iii) The affordable housing is tenure blind. (iv) The developer should be

		<p>encouraged to comply with the Nationally Described Space Standards</p> <p>(v) The proposed accessibility standards proposed are acceptable.</p>
British Horse Society	Comments	<p>No objections however makes the following comments on the Pegasus crossing</p> <p>(i) It is not clear if it is light controlled crossing.</p> <p>(ii) Some users may find it difficult to use if it is not a light controlled crossing.</p> <p>(iii) The crossing needs to be designed in accordance with the appropriate guidelines</p> <p>(iv) The proposed holding area should be moved back to better allow the crossing to be used by all users.</p>
Northamptonshire Badger Group	Comments	The submission Ecology survey is acceptable

6 RESPONSE TO PUBLICITY

No responses have been received.

7 APPRAISAL

Principle of Development

- 7.1 This application is a detailed reserved matters proposal, and the principle of the development has already been approved under hybrid planning permission N/2014/1429 in February 2021. Furthermore, the site lies on land allocated for development within the LPP1 under Policy N7 (Northampton Kings Heath SUE). The approved Dallington Grange Residential Design Code also sets out agreed parameters for the development.

Assessment

- 7.2. This application can only examine the detailed matters submitted and the principle of development nor the parameters of the outline planning permission can be re-examined as part of the consideration of this application.

Conclusion

- 7.3. Hybrid planning permission has already been granted for this development where it was determined that the development was acceptable in principle. This application only seeks approval of details pertaining to this permission and therefore the principle of the development cannot be reassessed.

Design and Layout

Policy Context

- 7.4. Policies Q1 and Q2 of the Northampton LPP2 requires new development to use a design led approach to ensure that developments are compatible with their surroundings and be designed well for the intended use, have legible layouts, provide adequate amenity for future residents, achieve the Building for a Healthy Life certification, and use high quality materials. In this case a Design Code has been agreed for the residential part of Dallington Grange 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.

Assessment

- 7.5. The general layout of the streets and blocks are consistent with the approved Masterplan, Access Parameters Plan, Green Infrastructure Plan and Land Use Plan of the hybrid permission. The layout for Phase 1b is divided up into a series of residential blocks and open spaces by primary streets, secondary streets and side/shared surface streets and private drives. The dwellings are predominantly 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.
- 7.6. Most dwellings are located in a 'back-to-back' arrangement (i.e. rear garden boundary to rear garden boundary) which will help to ensure that rear gardens are more secure, private and tranquil and create active, well overlooked and safer streets and public spaces. Public facing rear boundary enclosures will be brick walls to create a better quality of development which will enhance the character and appearance of the scheme.
- 7.7. The proposals include 33 different house types and these having variations (different architectural detailing and facing materials) to respond to the character areas and the type of frontages set out in the approved Design Code. Phase 1b lies within the Firs Neighbourhood Character area which is influenced by the rural vernacular of Northamptonshire as set out in the Design Code which include traditional detailing of the buildings with brick, painted brick and rendered dwellings with the occasional stone dwelling.
- 7.8. Within this character area are two sub area divisions. The first is the Firs Gateway, which marks the entrance to the site and requires a higher standard of development where there is a high predominance of stone dwellings (approximately 50%) with stock bricks for the facing of the buildings and natural slate for the roofs, with coloured windows and more traditional architectural detailing. In this area the majority of the dwellings are 2 storeys with the occasional 2.5 storey dwelling used at prominent locations. The second is the Firs Street Frontage, which relates to the principal road through the phase and within this area the majority of the dwellings are 2.5 storey with some 3 storey and 2 storey dwellings also in accordance with the Design Code. In addition, it has a more contemporary style of development including wire cut bricks and more contemporary architectural detailing to differentiate it from the remainder of the Firs Character area. In respect of these differing character areas the proposals are in accordance with the adopted Design Code.
- 7.9. The main road layout also includes a large swale, which forms part of the sustainable urban drainage system for the development, and these will be landscaped and provide an attractive additional feature within the main highway through the development. In comparison to a conventional footpath and grass verge these will help enhance this space and also assist with the understanding of the hierarchy of

the streets through the development. Further details of these features will be required through a planning condition.

- 7.10 The house type typologies, i.e. the parameters of heights, depth and form of the dwellings, are set out in detail in the Design Code and the proposals are in accordance with the provisions of the code.
- 7.11 The adopted Design Code establishes densities for each phase. Within phase 1b there will be lower densities adjacent to the Heritage Park with higher densities towards the north east of the phase with medium density to the south east of the phase. Having examined the proposed against the Design Code the proposals for Phase 1b of the development are in accordance with the Design Code in relation to densities, the average density across the phase 1b being 25 dwellings per hectare.

Conclusion

- 7.12 The proposed layout, house types and density are consistent with the approved hybrid permission and Design Code parameters, as such the proposed development would create a high quality and attractive living environment for a new community and be sympathetic to the character and appearance of the area.

The Proposed Mix of Dwellings

Policy Context

- 7.13 Policy HO2 of the adopted Northampton Local Plan states that the mix of housing should reflect the need for housing in Northampton and the evidence, as stated in the Local Plan, sets out that there is a need for smaller dwellings and in particular singles out the need for 2 bed dwellings. Table 8 in the adopted Northampton Local Plan sets out that there is evidence that 20% of new dwellings should be 2 bedroom units.

Assessment

- 7.14 The proposed mix of free market dwellings proposed are as follows
- 2 bed dwellings – 52 – (20%)
 - 3 bed dwellings – 105 – (41%)
 - 4 bed dwellings – 79 – (31%)
 - 5 bed dwellings – 21 – (8%)

Conclusion

- 7.15 The development does achieve the 20% of free market dwellings being 2 bedrooms as suggested in the adopted Local Plan and therefore in that respect the development is acceptable. In addition, the development provides a healthy amount of 3 and 4 bedroom dwellings which are suitable for family accommodation and the number of 5 bedroom dwellings remains low. As such it is considered that the mix of dwellings is acceptable.

Affordable Housing

Policy Context

- 7.16 Policy H2 of the West Northamptonshire Joint Core Strategy requires that 35% of dwellings on development of 15 dwellings or more should be affordable. When the

hybrid application was approved the percentage of affordable houses was set at 10% as a result of a viability assessment. This lower amount was agreed as the development needs to deliver part of the North West Relief Road as part of the development, which takes up a large part of the money available for developer contributions. In addition, part of the 10% affordable dwellings is provided in a larger group of 100 affordable dwellings provided on land to the south east of the site within the outline site boundary on land owned by the Council. Therefore, across the remainder of Phase 1b 6.9% of the dwellings should be affordable. There is the provision for the viability of the development to be reviewed which could impact the provision of the affordable housing but the trigger for this is not until the delivery of the 2100th dwelling.

Assessment

- 7.17 The application proposes a total of 16 affordable dwellings which totals 5.9% which is slightly below the 6.9% required by the S106 agreement. Of the 16 affordable units the tenure will be as set out below

Affordable Rent

- 2 Bed Dwellings - 5
- 3 Bed Dwellings - 6

Shared Ownership

- 2 Bed Dwellings – 2
- 3 Bed Dwellings – 3

Assessment

- 7.18 The Council's Strategic Housing Team have been consulted on the proposals for affordable dwellings and do not object to the slight under provision as an undertaking has been given that slight shortfall will be rectified in the next phase of the development

Residential Amenity and Noise

Policy Context

- 7.19 Policies H1 and BN9 of the JCS and Policies Q2 and Q4 of the adopted Northampton Local Plan require developments to have a high standard of residential amenity. Separation distances for extensions are set out in the Council SPD on Residential Extensions and Alterations Design Guide and has been used for this development.
- 7.20 The back-to-back separation distance for 2 storey dwellings is 21 metres and this rises to 27 metres for three storey dwellings.
- 7.21 One constraint on the site is the difference in levels within some of the development blocks. The site has been redesigned following comments from officers to remove the need for large retaining walls to provide a better environment for the new residents as far as possible.
- 7.22 In relation to noise, the site fronts onto the new North West Relief Road which will be a source of noise for the new residential properties. Condition 24 of the outline

planning permission requires reserved matters applications to be accompanied by a noise assessment for transport noise and proposed mitigation measures.

Assessment

- 7.23 The separation distances for the two and two and a half storey dwellings do comply with the separation distance as set out in the SPD. There are a total of 16 three storey dwellings all located along the main highway in accordance with the Design Code, on the plan the back-to-back separation distances vary from 21 to 23 metres, whilst the guidance in the Council's Residential Extensions and Alterations Design Guide states that it should be 27 metres. As the houses are in a continuous street scene it is difficult, in urban design terms, to accommodate the change from 2 to 3 storey dwellings without the 3 storey dwellings standing significantly further forward in the street against the neighbouring two or two and a half storey dwellings. Therefore, it has been considered that in order to keep an attractive street frontage a lesser separation distance as set out above would be acceptable given the small number of three storey dwellings proposed. Other than the separation distances for the three storey dwellings the separation distances are broadly in accordance with the Council's stated standards and will provide adequate residential amenity for the future residents. However there are instances where the proposed levels can be improved upon and this will be addressed through a planning condition.
- 7.24 With regards to noise, the applicants have submitted a noise survey with the application in relation to the traffic noise from the North West Relief Road based on predicted traffic flows with traffic increases over a 15 year period. The noise report shows that the dwellings closest to the road will require some mitigation measure to achieve acceptable noise levels within the dwellings. These includes a defined specification of double glazing and a mechanical ventilation and heat recovery system. The noise report states that predicted noise within garden areas will lie within acceptable limits. Officers have consulted the Council's Environmental Protection Team and they have confirmed that the proposed mitigation measure will provide an acceptable living environment for the occupiers. However, there is a chance of some overheating of properties where the noise mitigation measure are utilised and further information is required to show how this will be avoided, this will be achieved through a suitably worded planning condition.

Conclusion

- 7.25 The issues in relation to noise have been satisfactorily addressed by the application. In addition, the residential amenity of the new residents is protected by the application complying with the Council design standards in terms of overlooking and separation distances where practicable.

Ecology

Policy Context

- 7.26 Policy BN2 of the JCS states that development which maintains or enhances biodiversity will be supported and where biodiversity is damaged mitigation will be required. Policies ENV3 and ENV4 of the adopted Northampton Local Plan state that major development should protect existing biodiversity and deliver a biodiversity net gain.

Assessment

- 7.27 The outline planning application was supported by a full ecological assessment and a full Environmental Impact Assessment which details the ecological impacts of the development and the measures needed to mitigate the impacts. These mitigation measure will primarily be located within the Public Open Space and therefore do not fall to be considered under this reserved matter application.
- 7.28 In addition within the swales wet wildflower grasses will be provided as well as a range of native aquatic and marginal species. Within the development opportunities will be taken to provide new tree, shrub and herbaceous planting comprising a wide range of native and wildlife beneficial species. The proposals also include measures to move reptiles out of the area for phase 1 prior to any development taking place and details of the bird and bat box scheme for the dwellings.
- 7.29 The submission also includes an updated species survey for the application site as required by conditions on the outline planning permission. The survey works included habitat/botanical survey work in addition to updated surveys work for badgers, reptiles and bats. With regard to the updated habitat and botanical work the survey shows that there is no material change since the survey work for the outline application was carried out. However some decline in the quantity of the acid grasslands has occurred due to informal motorcycle use. With regard to bats the survey shows that this was comparable with the survey work undertaken for the outline planning application. With regard to badgers the survey showed that there no badger sets or evidence of badger activity within the application site or with the wider application area. However a further walk over survey will be undertaken prior to any construction work commencing. With regard to reptiles none were recorded to be present in the application site, however there is the potential for them to be present. As a result work, such as the cutting of grass, will be carried out to encourage any reptiles that might be present to move out of the application area.

Conclusion

- 7.30 The majority of the ecological mitigation occurs outside this residential phase of the development however there are opportunities through the provision of bird and bat boxes throughout the development which have been accepted by the Ecology Officer. Furthermore the updates ecology survey shows that there are no greater impacts on ecology than at the time of considering the outline planning application.

Building For a Healthy Life Assessment.

- 7.31 The Dallington Design Code and Policy Q1 of the adopted Northampton Local Plan require the development to be assessment against the Building for a Health Life advice. This means assessing the development against 12 criteria including.
- Natural connections
 - Walking cycling and public transport
 - Facilities and services
 - Homes for everyone
 - Making the most of what is there
 - A memorable character
 - Well defined streets and spaces
 - Easy to find your way around
 - Healthy streets
 - Cycle and parking
 - Green and blue infrastructure
 - Back of pavement, front of home

The policy requires that the development is capable of a commendation under the scheme, which is assessed under a traffic light system. To be eligible for a commendation it needs to secure at least 9 green lights out of the 12 considerations and no red lights.

- 7.32 A Building for a Healthy Life assessment has been made for this site, using the urban design toolkit, referenced in the NPPF with the 12-point design assessment process.
- 7.33 Using the criteria the proposal scores very well against Facilities and Services, Homes for Everyone, Making the Most of What is There, A Memorable Character, Cycle and Parking, Green and Blue Infrastructure, Back of Pavement, and front of Home. The scheme scores acceptably against the Easy to Find Your Way Around criteria however there are certain criteria within the Healthy Street criteria which are missed and that relates to detailed street design criteria such as tighter traffic junctions and pavements and cycleways that continue across side streets. However this is largely due to current highway standards adopted by the Council and scores in this area will improve as the Council adoption standards are reviewed going forwards.

Conclusion

- 7.34 The adopted Northampton Local Plan states that development should achieve 9 green lights out of the 12 criteria and using that criteria the development is acceptable and therefore the Building for a Healthy Life Assessment suggests that the application has reached an acceptable standard and should be approved.

Highways and Parking

Policy Context

- 7.35 Policies C1 and C2 of the JCS requires developments to be access by a number of different modes of transport. Policies M01, M02 and M04 of the adopted Northampton Local Plan requires developments to be accessible by multiple means of transport, be safe in highway terms and provide the parking as required in the Council's SPD on parking.

Assessment

- 7.36 The Local Highways Authority had made comments on the road layout, and the parking provision. The applicants have submitted revised layout plans that seek to address the comments made by the Local Highway Authority and to comply with the Council's guidance and the adopted Design Code.
- 7.37 With regard to parking, the number of parking spaces dedicated to each plot and visitor parking spaces provision accord with the parking requirements of the Design Code and the other matters have now been addressed to the satisfaction of the Local Highway Authority.

Conclusion

- 7.38 The proposed layout will provide appropriate and safe vehicular, cycle and pedestrian access as well as adequate parking for the new residents of the development

Sustainability

Policy context

- 7.39 Policy S10 and S11 of the West Northamptonshire Joint Core Strategy requires development to minimise pollution.

Assessment

- 7.40 The outline planning permission includes a condition that requires the new dwellings to have a 16amp power supply to the garage to allow a car charger to be connected where the dwelling has a garage. Where the dwelling has parking to the side the outline planning permission states that there is a 16-amp power supply to the side of the house. The developers have confirmed that the charging infrastructure will be provided in accordance with the requirements of the outline planning permission.
- 7.41 As from June 2023 revised Build Regulations requirements come into force which means that there is greater emphasis on the energy performance of new dwellings and the requirement is that new dwellings have to reduce their carbon emission by 30% from current standards. From 2025 the Building Regulations are tightened further and from this point onwards new dwellings will have to reduce their carbon emissions by a further 80%. The applicants have yet to finalise their proposals to achieve these requirements, but it most likely will be through a range of measures including the increase in efficiency of the fabric of the building. However, one provision which could form part of the changes would be the inclusion of photovoltaic panels on the roofs of the dwellings. These would be fitted flush with the dwelling roofs and not sit proud of the roof slope which can often be seen when they are retrofitted to older dwellings. The matter of how the revised building regulation will be met is proposed to be addressed through a planning condition however the use of photovoltaic panels will have a significant impact on the appearance of the dwellings and members should take this into account in their deliberations on this application.

Conclusion

- 7.42 The proposals for EV charging on phase 1b of the development complies with the outline planning permission and the Design Code for the development. Furthermore, the changes to the Building Regulations will ensure a step change to reduce energy use of the new dwellings.

Drainage and Flood Risk

Policy Context

- 7.43 The JCS 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 JCS requires new developments to have adequate and water supply and wastewater infrastructure. Policy Q5 of the Northampton Local Plan states that development that do not increase flood risk will be supported.

Assessment

- 7.44 A site specific flood risk assessment (FRA) was submitted and approved as part of the hybrid permission. The Lead Local Flood Authority (LLFA) have been consulted and have raised no objections to the development however they have made comments on the proposed finished floor levels of some of the dwellings being below the highway levels which could result in water running towards the dwellings.

Conclusion

- 7.45 The minor details of some of the surface water drainage details needs further examination and this can be achieved through a planning condition on the reserved matters approval.

Landscaping

Policy Context

- 7.46 Policy BN1 of the JCS and Policy Q1 of the Northampton Local Plan require developments to have high quality landscaping as an integral part of the development.
- 7.47 This reserved matters includes a landscaping scheme, which as originally submitted had insufficient information, did not create sufficient character as part of the development and did not utilise the proposed species of planting in an appropriate manner.
- 7.48 The applicants have provided an amended scheme which has also been commented upon by the Council's consultant, and whilst it is broadly compliant with the outline proposals and has potential for compliance with policy it does require further work to achieve the standard expected for this site.

Conclusion

- 7.49 Provision of adequate landscaping is an integral part of creating a sense of place and creating additional ecological habitats and therefore further work on this is required by the applicants, however this can be addressed through an adequately worded planning condition.

Nationally Described Space Standards

Policy Context

- 7.50 There are no Local Plan Policies that require the development to comply with the Nationally Prescribed Space Standards (NDSS) nor is there any requirements in the conditions or the S106 agreement on the outline planning permission which requires compliance with them.

Assessment

- 7.51 There are a total 33 different house types of which 32 comply with NDSS, the one house type that does not comply is a 2 bedroom house which is used on 22 plots in the layout.

Conclusion

- 7.52 With regard to the legal issue of whether the Council can request the development to comply with the NDSS without it being a requirement of the hybrid permission, Officers requested a legal opinion from the Council's planning solicitor prior to determining the previous reserved matters application for phase 1 of the development (WNN/2022/0996). This stated that, based upon planning case law, that if the Council was requiring the development to comply with the NDSS and the application did not

state that these standards would be applied then the Council would need to add such a requirement through either the S106 agreement or through a planning condition.

7.53 In this case the hybrid application submitted by the applicant did not state that the Nationally Described Space Standards would be applied and there are no provisions in the S106 agreement nor the conditions requiring this standard to be applied.

7.54 However, it is the view of officers that to be able to secure these standards at the time of the consideration of the hybrid application the Council would have needed a policy that required the development to comply with the NDSS, which it did not.

The Provision of the Bridleway on Site

Policy Context

7.55 Policy C1, C2 and C5 of the JCS requires new development to have access to means of transport other than the car and requires good cycle and pedestrian access. Policies Q1 and M01 of the Northampton Local Plan promotes means of transport other than the car, encourage active lifestyles, safe walk and cycling routes and sustainable travel.

Assessment

7.56 The British Horse Society have objected to the application as it lacks detail on the proposed bridleway and Pegasus crossing which forms part of the outline planning permission for the site. The engagement of the British Horse Society and the Ramblers in the planning process and their desire to ensure these elements of the transport network are delivered properly is to be welcomed. However, the reserved matters application being considered does not include the area where the bridleways will be located nor the locations for the new Pegasus crossings, the details of which will be considered as part of the discharge of conditions of the outline consent. When these applications are received the British Horse Society and the Ramblers will be consulted so their views can be taken into account.

Conclusions

7.57 There is no reason to withhold the reserved matters consent based upon the objections of the British Horse Society and the Ramblers Association.

8 FINANCIAL CONSIDERATIONS

8.1 CIL is payable at the Northampton rate (2023) of £65.50 per square metre however the developers will be able to claim relief for the affordable housing element of the development.

8.2 The total floor area of the development is 34,612 square metres and the floor area for affordable housing is 1,262 square metres giving a net area of 33,350 square metres. Therefore assuming the affordable relief is applied for then the total amount chargeable would be £2,167,750.

9 PLANNING BALANCE AND CONCLUSION

9.1 The application comprises the reserved matters for a parcel that forms part of Phase 1 of the development for 273 dwellings within the SUE.

- 9.2 The proposal is in accordance with the approved Design Code for the respective phase of the SUE. The house types all accord with the dimensions and characters set out in the Code, as does the parking provision, road hierarchy and road dimensions. The architectural detailing of the house types is also in general accordance with the Code. 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.
- 9.3 Overall, therefore, the proposal is considered acceptable, to accord with the Development Plan, and is recommended for approval.

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 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).

Layout Plans

- Location Plan SM-37-15 Rev C received 31 October 2023
- Phasing Plan SM-37-22 Rev D received 31 October 2023
- DWH Street Scenes Plan 1 SM-37-27 Rev D received 31 October 2023
- Barratt Street Scene SM-37-28 Rev E received 31 October 2023
- DWH Street Scenes Plan 2 SM-37-29 Rev C received 31 October 2023
- Site Layout Plan SM-37-31 Rev F received 31 October 2023
- Materials Plan SM-37-35 Rev C received 31 October 2023
- Boundary Treatments Plan SM-37-36 Rev C received 31 October 2023
- Parking Plan SM-37-37 Rev C received 31 October 2023
- Storey Heights Plan SM-37-38 Rev C received 31 October 2023
- Tenure Plan SM-37-39 Rev C received 31 October 2023
- Part M Plan SM-37-40 Rev C received 31 October 2023
- Surface Treatments Plan SM-37-41 Rev C received 31 October 2023
- Refuse Strategy Plan SM-37-42 Rev C received 31 October 2023
- Site layout Plan (1:1000) SM-37-44 Rev B received 31 October 2023
- Boundary Details Plan SM-37-46 Rev A received 31 October 2023
- Walking and cycling Measure DAL-CWM-1A Rev B received 31 October 2023
- Refuse Tracking 1044_001 Rev D received 31 October 2023
- Fire Tracking 1044_002 Rev D received 31 October 2023

House and Garage Types

- Barratt House Type Portfolio SM-37-32 Rev C received 31 October 2023
- DWH House Type Portfolio SM-37 33 Rev C received 31 October 2023

Miscellaneous

- Plan 6538/LEMO1 Ecological Enhancements received 31 October 2023.

- Bus Stop Details 001 Rev A received 29 June 2023
- Bus Stop Design (Eaton) received 29 June 2023
- Real Time Passenger Information drawing received 29 June 2023

Documents

- Dallington Grange Phase 1 Noise assessment IMP 7180-9 received 31 October 2023.
- Low emissions Strategy received 29 June 2023
- Secured by Design Statement received 10 July 2023
- Landscape Management Plan GL1888 Issue 2 received 29 June 2023
- Protected Species Survey Report (Phase 1) received 29 June 2023
- Landscape and Ecological Management Plan 1006538 received 31 October 2023

Submitted plans not approved by this consent are

Landscaping Plans

- Landscaping Plan GL1888 01 Rev E received 31 October 2023
- Landscaping Plan GL1888 02 Rev E received 31 October 2023
- Landscaping Plan GL1888 03 Rev E received 31 October 2023
- Landscaping Plan GL1888 04 Rev E received 31 October 2023
- Landscaping Plan GL1888 05 Rev E received 31 October 2023
- Landscaping Plan GL1888 06 Rev E received 31 October 2023
- Landscaping Plan GL1888 07 Rev E received 31 October 2023

Levels Plans

- Proposed Finished Floor Levels Plan 21055-1 Rev o received 31 October 2023
- Proposed Drainage Strategy Plan 21055-16 Rev B received 31 October 2023

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

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BEFORE ANY DEVELOPMENT COMMENCES

Protection of Heritage Park

- 2) No development shall take place on site, including any site clearance, until the measures to protect the Heritage Park as set out in paragraphs 4.4 to 4.7 of the Heritage Management Plan V3 and in accordance with an exact positioning of the fence to be agreed and approved in writing with the Local Planning Authority have been installed/implemented. The fence shall thereafter be maintained in accordance with paragraphs 4.8 and 4.9 of the Heritage Management Plan V3.

Reason: In the interest of the protection of archaeological assets and to comply with Policy ENV6 of the Northampton Local Plan

Levels and Flooding

- 3) No development shall take place on site until further details of the proposed levels for the site to include the finished floor levels for each dwelling and each garage and a proposed Drainage Strategy have been submitted to and been approved in writing by the Local

Planning Authority. The development shall thereafter be implemented in accordance with the approved details

Reason: in the interest of residential amenity and flood prevention and to comply with Policy BN7 of the West Northamptonshire Joint Core Strategy and Policy Q5 of the Northampton Local Plan

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

Street Lights

- 4) No development above slab level shall take place on any plot until full details of all street lighting including design, location and lux levels have been submitted to and been approved in writing by the Local Planning Authority. The approved lighting scheme shall thereafter be implemented in a working condition concurrently with the construction of the dwellings.

Reason: In the interests of highway safety and residential amenity and to comply with Policies Q1, Q2 and Q4 of the Northamptonshire Local Plan.

Materials

- 5) No development above slab level shall take place until a schedule of materials and finishes to be used in the external walls and roofs of the dwellings in accordance with drawing SM37-35 Rev C have been submitted to and been approved shall in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details.

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 Policy Q1 of the Northampton Local Plan Policy and Government guidance contained within the National Planning Policy Framework.

Stone Sample Panel

- 7) The external walls of the dwellings shown on drawing SM-37-35 Rev C to be constructed from stone shall be constructed in natural ironstone 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 Policy Q1 of the Northampton Local Plan and Government guidance contained within the National Planning Policy Framework

Meter Boxes

- 8) No development above slab level shall take place until 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 have been 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 order to safeguard the visual amenities of the area in accordance with Policy Q1 of the Northampton Local Plan.

Window Details

- 9) No development above slab level shall take place until details of the construction, including cross sections, cill, lintel and reveal of the proposed windows to a scale of not less than 1:10 and the shade of colour shown on drawing SM-37-35 Rev C have been submitted to and approved in writing by the Local Planning Authority. Further the submitted details shall demonstrate that the profile of the opening and non-opening windows casements shall be the same. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the visual amenities of the area, to deliver the design requirements of the Dallington Grange Residential Design Code and to accord with Policy Q1 of the Northampton Local Plan.

Architectural Detailing

- 10) Notwithstanding the details shown on the approved plans, no development above slab level shall take place until further details of the architectural detailing of the exterior of the dwellings, including the doors, dormer windows, chimneys, bay windows together with the eaves and verge treatments have been submitted to and been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the visual amenities of the area, to deliver the design requirements of the Dallington Grange Residential Design Code and to accord with Policy Q1 of the Northampton Local Plan.

Landscaping Details

- 11) A scheme for landscaping shall be submitted that includes 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.).

Such details shall be provided submitted to the Local Planning Authority and approved in writing prior to any development progressing above slab level or such alternative time frame as agreed in writing with the Local Planning Authority.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with Policy Q1 and Q2 of the Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

Climate Change Adaptation

- 12) No development on any dwelling above finished floor level shall take place on any plot until full details of proposals for any photovoltaic panels on the proposed dwellings have

been submitted to and been approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance for the development and to comply with Policy Q1 of the Northampton Local Plan.

Swale Details

- 13) No development above slab level shall take place until full details of the design (including cross sections, headwall and fencing and any other infrastructure) of the swales have been submitted and agreed in writing in writing by the Local Planning Authority. The swales shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of delivering an attractive urban environment and to comply with Policies Q1, Q2 and Q5 of the Northampton Local Plan.

Private Drive Materials

- 14) No development shall take place above finished floor level until further details of the proposed block paving materials have been submitted and been approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance for the development and to comply with Policies Q1 and Q2 of the Northampton Local Plan.

Noise and Overheating

- 15) No development above slab level shall take place until a noise attenuation scheme and CIBSE TM59 Overheating Assessment (or suitable equivalent) has been submitted to and approved in writing by the Local Planning Authority. The scheme and assessment shall have regard to the Noise Impact Assessments prepared by Impact Acoustics Ltd (Report Ref: IMP7180-9, received 31 October 2023) and associated specific mitigation schemes for plots detailed within Section 10.4 of the report. The scheme shall include full details and specifications of the façade, windows, glazing, ventilation, internal floors and internal walls. The CIBSE TM59 Overheating Assessment (or suitable equivalent) shall include full details and calculations demonstrating what measures will be incorporated into the design of the buildings to ensure overheating caused by variations in the climate, particularly in the summer with allowances for climate change, will not occur. Any proposed mitigation measures must ensure that the internal noise climate for each dwelling achieves the recommended internal ambient noise levels outlined in paragraph 7.7.2 and table 4 of BS8233:2014 (or later amendments) and external noise climate for outdoor spaces outlined in paragraph 7.7.3.2 of BS8233:2014 (or later amendments). The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure a satisfactory amenity for the resident of the development and to comply with Policy Q4 of the Northampton Local Plan.

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

Bus Service Infrastructure

- 16) The bus stops, bus shelter and information signage shall be implemented in full working order and accordance with the approved plans prior to the commencement of the bus service.

Reason: In order to deliver the necessary bus infrastructure at the correct time within the development and to comply with Policies Q1 and M01 of the Northampton Local Plan.

Boundary Treatments

- 17) No individual dwelling shall be occupied until the boundary treatments, as shown on drawing SM-37-36 Rev C, that relate to that plot have been provided.

Reason: To ensure the appropriate boundary treatments are provided in the interests of security and urban design and to comply with Policies Q1 and Q2 and of the Northampton Local Plan.

- 18) No dwelling shall be occupied until the means of securing the rear alleyways has been submitted and been approved in writing by the Local Planning Authority. The rear alleyways shall thereafter be secured in accordance with the approved details prior to the first occupation of the dwellings which they serve.

Reason: In the interests of crime prevention and to comply with Policy Q1 of the Northampton Local Plan.

- 19) Prior to the first occupation of the final dwelling hereby approved all boundary treatment onto the areas of structural landscaping and public open space as shown on drawing SM-37-36 Rev C have been provided.

Reason: To ensure the appropriate boundary treatments are provided in the interests of security and urban design and to comply with Policies Q1 and Q2 and of the Northampton Local Plan.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Landscaping Implementation

- 20) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or on the completion of the development, whichever is the sooner, 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 Policies Q1 and Q2 of the Northampton Local Plan and Government guidance contained within the National Planning Policy Framework.

Provision of Road and Parking Areas

- 21) The roads, garages, parking spaces and turning areas shown on the approved plans shall be constructed, laid out, drained, surfaced and completed in accordance with the approved plans before the dwelling to which they relate 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 turning/loading/unloading to comply with Policy M01, M02 and M04 of the Northampton Local Plan and Government guidance in Section 12 of the National Planning Policy Framework.

Provision of Sheds

- 22) The sheds shown on drawing SM-37-37 Rev C shall be provided concurrently with the dwellings to which they relate.

Reason: To ensure there are adequate on site storage proposals for bicycles and to comply with Policies M01, M02 and M04 of the Northampton Local Plan.

Low Emissions Strategy Implementation

- 23) The provisions set out in the approved Low Emission Strategy shall be completed in relation to each dwellings to which the strategy applies prior the first occupation of that dwelling.

Reason: To ensure low emission vehicles can more easily be used on the site and to comply with Policy Q3 of the Northampton Local Plan.

Obscure Glazing

- 24) The first floor north east facing window on plot D033 shall be obscure glazed and non-opening and shall be permanently retained in that form.

Reason: In the interests of residential amenity and to comply with policy Q2 of the Northampton Local Plan.

INFORMATIVES:-

- 1) The applicant's attention is drawn to the presence of a public right of way adjacent to the site. If it is necessary to divert this route (in part or whole) in order to allow the development to take place, early application should be made to this Local Planning Authority for a Path Order made under the Town and Country Planning Act 1990 s257. If the proposed diverted route affects a neighbouring landowner, the application should be accompanied by a signed and dated consent from such landowner indemnifying the Local Planning Authority from any claims for damage or otherwise and agreeing to the diversion on his land.
- 2) Before submitting the application, the applicant is recommended to consult with all other councils in whose area the proposed diversion is located (Parish/Town Council and County Council) particularly if new furniture or structures are required.
- 3) The existing route must remain open and the surface undisturbed until the Path Order has been confirmed and the route certified by the Local Planning Authority as suitable for use.
- 4) Your attention is drawn to the need to comply with the conditions imposed on the outline planning permission N/2014/1429 and the accompanying S106 agreement.

- 5) Your attention is drawn to the need to have regard to the requirements of UK and European legislation relating to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if protected species or habitats are affected by the development. If protected species are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution. If any vegetation or trees are to be removed, it should first be ensured that they do not contain nesting birds or roosting bats. For further information or to obtain approval contact Natural England.
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