



Planning Committee Report

Application Number: 2024/0816/MAR

Location: Land East of Towcester Road Northampton

Development: Reserved matters application (Appearance, Landscaping, Scale and Layout) pursuant to application WNN/2021/0029, for 60 dwellings, including affordable dwellings, with associated infrastructure, open space and children's play (LEAP).

Applicant: Countryside Properties (UK) Limited

Agent: Mr Hugh Harriman

Case Officer: Rob Burton

Ward: East Hunsbury and Shelfleys Unitary Ward

Reason for Referral: Major Application

Committee Date: 11th July 2024

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS

Proposal

Reserved matters application (Appearance, Landscaping, Scale and Layout) pursuant to application WNN/2021/0029, for 60 dwellings, including affordable dwellings, with associated infrastructure, open space and children's play (LEAP).

Consultations

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

- None.

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

- Planning Policy
- Environmental Health
- Local Lead Flood Authority
- Environment Agency
- Anglian Water
- Natural England
- Local Highways Authority
- National Highways
- Archaeology
- Network Rail

- East Hunsbury Parish Council
- Strategic Housing

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

- None

0 letters of objection have been received and 0 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 Layout
- Proposed Mix of Housing
- Affordable Housing
- Residential Amenity and Noise
- Highways and Parking
- Open Space and Landscaping
- Sustainability
- Nationally Described Space Standards

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 comprises of a roughly triangular shaped area of land extending to approximately 2.53 hectares on the eastern side of Towcester Road. The site forms an area of grazing land with an access track off Towcester Road dissecting the northernmost part. The site slopes gradually from south to north, with a change in levels of approximately 8 metres.
- 1.2 A belt of mature trees flanks the western boundary and separates the site from Towcester Road, which lies at a higher level to the site. A hedgerow forms the southern site boundary, with a field and the M1 motorway lying beyond. To the east of the site is the Northampton Loop railway line, which is set up from the site and separated from the grazing land by a metal fence and belt of trees. Towards the north of the site is an area of undeveloped land.
- 1.3 The site is located approximately 300m from the built-up part of West Hunsbury, with the settlement edge of East Hunsbury lying a similar distance to the north east. The parish of Milton Malsor lies towards the south.
- 1.4 Counties Crematorium and its associated grounds are located on the opposite side of Towcester Road.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The development is for reserved matters (Appearance, Landscaping, Scale and Layout) following outline approval WNN/2021/0029, for 60 dwellings, including 35% affordable dwellings, with associated infrastructure, open space and Locally Equipped Area For Play (LEAP) for young children's play.
- 2.2 The outline permission established the principle of 60 dwellings on the site and the principle vehicular access to the site from Towcester Road. The outline consent also considered matters in principle in respect of ecology, contamination, construction management, surface water drainage, archaeology, tree removal and lighting. Issues such as noise and energy/sustainability were conditioned as part of the outline approval to be incorporated into any reserved matters application alongside appearance, landscaping, scale and layout.
- 2.3 The proposed layout shows terrace and semi-detached dwellings comprising a mixture of house types set off a primary street, lanes and private drives with public open space throughout the site including a central area of open space that would include Local Equipped Area for Play (LEAP). A sustainable urban drainage feature is indicated in the north of the site. Indicative trees and other pockets of soft landscaping are shown to the perimeter of the site and dotted throughout along with a footpath running from the south-western corner of the site, up the western flank and around the pond, connecting to the farm access track which would allow for an alternate pedestrian access into the site from Towcester Road. Timber post and rail fencing will surround the pond and farm access track for safety. The layout makes provision for the easements associated with the slurry and gas pipes crossing the site with no buildings in this area.
- 2.4 The proposed mix of housing of this reserved matter application is as follows:

60 total Units

2 bed – 24 dwellings (4 being Bungalow M4(3))

3 bed – 30 dwellings

4 bed – 6 dwellings

Market Dwellings

2 bed dwellings - 14

3 bed dwellings - 24

4 bed dwellings - 1

Affordable Rent

2 bed dwellings – 8

3 bed dwellings – 2

4 bed dwellings – 4

Shared Ownership

2 bed dwellings – 2

3 bed dwellings – 4

4 bed dwellings – 1

- 2.5 The total number of affordable would be 21 to comply with the outline consent. 4 dwellings would be M4(3) (wheelchair user dwellings) with the remainder meeting M4(2) (Accessible and adaptable dwellings).

3 RELEVANT PLANNING HISTORY

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

Application Reference and Site Address	Proposal	Decision
N/2020/1627	Screening Opinion for proposed Outline Planning Application (all matters reserved except access) for the development of up to 50no dwellings (Use Class C3), including affordable housing with new vehicular access, open space, children's play area and associated infrastructure	EIA not required Issued 8/02/21
PA/2020/0419	Pre-application advice for proposed outline planning application (all matters reserved except access) for the development of up to 50no dwellings (Use Class C3), including affordable housing with new vehicular access, open space, children's play area and associated infrastructure	Written advise provided
WNN/2021/0029	Outline Planning Application (All Matters Reserved except Access) for the development of up to 60no dwellings (Use Class C3), including affordable housing with new vehicular access, open space, children's play area and associated infrastructure - Land East of Towcester Road Northampton Northamptonshire	Approval 22/03/2022
2024/2426/106V	The reasoning for the DoV is due to the wording that provides a cap on the amount of affordable housing that can be provided onsite - Outline Planning Application (All Matters Reserved except Access) for the development of up to 60no dwellings (Use Class C3), including affordable housing with new vehicular access, open space, children's play area and associated infrastructure - Land East Of Towcester Road Northampton	Under consideration

The following planning application relates to land on the western side of Towcester Road and is considered relevant to the current proposal:

Application Reference and Site Address	Proposal	Decision
WNN/2021/0537 Former Milton Ham Farm, Towcester Road, Northampton	Outline Planning Application (all matters reserved except access) for the development of up to 250no dwellings (Use Class C3) including affordable housing with new vehicular access, open space and associated infrastructure	Under consideration

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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 Northampton 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)

- 4.3 The relevant policies of the LPP1 are:

Policy SA - Presumption in Favour of Sustainable Development
Policy S1 - The Distribution of Development
Policy S3 - Scale and Distribution of Housing Development
Policy S4 - Northampton Related Development Area
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 C5 – Enhancing Local and Neighbourhood Connections
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 BN5 – The Historic Environment and Landscape
Policy BN7 - Flood Risk
Policy BN7a - Water Supply, Quality and Wastewater Infrastructure
Policy BN9 - Pollution control

Northampton Local Plan Part 2 (2011-2029)

- 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 water management
Policy HO1: Residential and other residential led allocation
Policy HO2: Type and mix of housing

Policy ENV1: Sustaining and enhancing existing, and supporting the creation of, Northampton's green infrastructure
Policy ENV2: Providing open space
Policy ENV3: Supporting and enhancing biodiversity
Policy ENV4: Nature conservation
Policy ENV6: Protection and enhancements of designated and non - designated heritage assets
Policy MO1: Designing sustainable transport and travel
Policy MO2: Highway network and safety
Policy MO4: Parking standards

Material Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

Supplementary Planning Guidance

- Northampton Parking Standards (November 2019)
- Northamptonshire Parking Standards SPD
- Residential extensions and alterations design guide (2011)
- Planning out Crime in Northamptonshire SPG 2004
- Biodiversity SPD for Northamptonshire (adopted September 2017)

The emerging West Northamptonshire Local Plan – 2041 (Regulation 18) Consultation Draft April 2024

A Regulation 18 version of a local plan for the whole of West Northamptonshire was published for consultation between 8th April and 2nd June 2024. Paragraph 48 of the NPPF states that weight may be given to relevant policies in emerging plans subject to the following three considerations:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

As the local plan is still in the early stages of preparation, policies in it can be a material consideration, but its policies can only be afforded limited weight at this stage.

The policies of particular relevance to this application are:

- Policy S1 – Spatial strategy (Distribution of development)
- Policy PL1 – Sustainable design and construction
- Policy PL2 – Air quality
- Policy PL4 – Low carbon and renewable energy for new development
- Policy PL5 – Flood risk
- Policy PL6 – Placemaking
- Policy PL7 – Design and amenity
- Policy PL9 – Health and wellbeing – Health Impact Assessments

Policy H01 – Housing requirement
 Policy H02 – Affordable Housing
 Policy H06 – Mixed community dwelling
 Policy BN2 – Designated heritage assets
 Policy BN10 – Biodiversity Net Gain
 Policy TR1 - Sustainable transport

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
Environmental Health	Comment	Condition 20 ties into reserved matters relating to noise attenuation. Further information required relating to ventilation strategy, overheating assessment, acoustic performance data for both glazing and ventilation, and any bund proposed. If a bund is not proposed then a condition relating to details of boundary treatments and acoustic fencing is recommended as well as an information requiring the developer to advise potential purchasers of the situation regarding external noise.
East Hunsbury Parish Council	Comment	Does not object to the principle of the application but considers certain aspects should be re-considered due to the passing of time and change in landscape. These include: <ul style="list-style-type: none"> - Highways access/safety along Towcester Road - The Travel Plan - Healthcare capacity and strain from other developments - Affordable housing being 35% and access to transport - Funding for leisure/community centres - School provision/early years funding - Cycle link ending at the eastern boundary and not running under railway bridge
WNC Recreation and Leisure	Comment	Referred to Sport England Active Design & Build for Healthy Life Design Code. The low speed streets and retention of trees/hedgerows + centrally located play area is welcomed. The LEAP should meet the Fields in Trust standards. Youth provider should reflect current best practice/ play area should be size and design in line with local plan/requirements. Suggestion of perimeter hard surfaced path running along the north west side of the development from the bottom left to the cul-de-sac to encourage a circular route.
Lead Local Flood Authority	Comment	Advise that the submitted information is insufficient to demonstrate that the proposed surface water drainage scheme for the development will adequately manage flood risk. Request further details in respect of the swale, attenuation basin and filter drains in respect of materials, outfalls and cross section.

		However, note that this information is also required by Conditions 10-12 of the outline consent and therefore these details can be fully assessed then.
Environment Agency	Comment	Concerns over capacity of Great Billing water recycling centre in respect of foul water and that additional flows could lead to it exceeding capacity, which could cause pollution of the receiving watercourse. Urge council to liaise with Anglian Water to ensure acceptable plans are in place for how foul water which cannot be treated at the Water Recycling Centre will be deal with.
Anglian Water	Comment	Surface water drainage does not relate to Anglian Water asset. Consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. Request that they are consulted on any forthcoming application to discharge any condition of the outline planning application WNN/2021/0029, to which this Reserved Matters application relates.
Natural England	No objection	Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.
Local Highway Authority	Comment	Noted concerns relating to: access and parking width, tandem/triple tandem parking, lack of permeability through site to northern footpath and the location/transition of shared surfaces, visibility and requested tracking info. Confirmation has been received that the subsequent revisions and amendments have adequately addressed these points and the highways authority now simply note a minor issue with the shared surface transition which would be addressed as part of the S38 process. (03.07.24)
National Highways	No objection	No objections
Archaeology	Comment	Disappointed that the suggested wording of the archaeological condition was not used on the outline approval.
Network Rail	Comments	Noted various comments/requirements. Including various conditions relating to: <ul style="list-style-type: none"> • Method statement & risk assessment • Trespass proof fencing • Details of scaffolding within 10m of railway boundary • Details of disposal of surface and foul water • Ground levels, earthworks and excavation • Vehicle safety protection measures along the boundary with the railway

		Noted noise and vibration would need to be mitigated by the LPA and that the LPA are not responsible for the safe operation of the railway or Network Rails assets.
Strategic Housing	Comment	<ul style="list-style-type: none"> ▪ The 35% affordable housing requirement is met. ▪ Conversations between the applicant and strategic housing assured that this site is going to be a 100% affordable scheme, whereas the site/tenure plan does not reflect this. ▪ The NDSS Minimum space standards are met on some units but not others, this is highlighted in the relevant section below. • It would be nice to see some more shared ownership units for the 2 beds, and less shared ownerships on the 4 beds.

6 RESPONSE TO PUBLICITY

6.1 No responses have been received.

7 APPRAISAL

Principle of Development

7.1 The site is allocated for residential development under policy HO1 of the Northampton Local Plan, site LAA1102. Furthermore, the site benefits from outline consent WNN/2021/0029.

Assessment

7.2 This application can only examine the detailed matters submitted and reserved for consideration under the outline consent and the neither 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 The principle of development has therefore been established under the outline consent and cannot be reassessed. Only the reserved matters details as set out below are for consideration.

Design and Layout

Policy Context

7.4 Paragraph 131 of the NPPF advises that good design is a key aspect of sustainable development and should contribute positively to making places better for people, creating safe, inclusive and accessible places that promote health and well-being, with a high standard of amenity, and providing opportunities for walking, cycling and public transport.

7.5 Policy S10 of the WNJCS seeks to achieve a high standard of design and promote the use of sustainable development principles in relation to access to facilities, alternative

transport methods, waste generation and building methods. Policy C5 seeks to secure and enhance urban and rural walking networks. Policy H1 of the JCS seeks to secure a minimum density of 35 dwellings per hectare. Whilst this element of the policy is predominantly aimed at Sustainable Urban Extensions it is considered of some relevance to the proposed development in achieving a reasonable standard of density and effective use of land.

- 7.6 Policies Q1 of the Northampton LPP2 relates to placemaking and design and requires new development to use a design led approach to ensure that developments are compatible with their surroundings, provide high quality and create beautiful sustainable design and a strong sense of place, be designed well for the intended use, incorporate crime prevention measures into the site layout, provide adequate amenity for future residents, use high quality materials, ensure buildings' form, massing and facades create character and visual interest, include active frontages and create legible and permeable street layouts and public spaces with good pedestrian/cycle routes and public transport access, high quality landscaping and street furniture, avoiding a motor vehicle-dominated approach with tree lined streets and overlooked public open space. Major developments should achieve the Building for a Healthy Life certification. Policy Q2 of the Northampton LPP2 relates to amenity and layout and advises new development should secure external private space to meet the reasonable needs of its users, satisfactory outlooks/visual amenity afforded from buildings and gardens, include high quality public realm and adequate facilities for the storage of bins.

Assessment

- 7.7 The general layout of the streets and blocks are consistent with the land use parameters and illustrative masterplan approved under the outline consent. The layout is divided up into a series of blocks and open spaces by primary streets, lanes 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.
- 7.8 Most dwellings are located in a 'back-to-back' arrangement (i.e. rear garden boundary to rear garden boundary) with some backing onto the tree-lined railway embankment 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/side boundary enclosures will be brick walls to create a better quality of development which will enhance the character and appearance of the scheme.
- 7.9 The gross density of the proposal is 23.7 dwellings per hectare for the overall site with a net density (buildable area) of approximately 34 dwellings per hectare which ensures effective use of land. The proposal includes five different house types, some of which include variations (i.e. mirrored house types, semi-combinations, roof orientation, porches, and finishing materials) in order to provide a mix of house types and a varied, interesting street scene. Dwellings would predominantly be two-storey with four single storey dwellings to the south-west of the site, reflecting the surrounding built form of the housing estates to the north. Variety in the heights and massing of the residential buildings is achieved through the use of a range of house types and sizes, ranging from two – four beds. Key frontages such as those at the entrance to the development and framing the areas of open space will be particularly prominent and critical to the appearance of the development. Attention has been given to the massing and architectural style of these buildings, so that they contribute positively to the quality and character of the development.

- 7.10 The main access road through the scheme connects to Towcester Road and comprises a tree lined boulevard with verges to the southern side of the carriageway and landscaped public open space to the north, the remaining streets would benefit from intermittent landscaping to the frontage of dwellings helping to soften the street scene. The primary street would contain visually interesting 'focal' dwellings to punctuate the street scene and create a visually pleasing progression. Dwellings within the primary street would be predominantly red brick with off-white render to the first floor and central brick banding, grey tile roofing white upvc windows and black composite front doors, whereas dwellings throughout the remainder of the site would largely be faced in brick with exact tones to be conditioned. The proposed material palette would relate to the wider housing development to the north. A condition is proposed to agree the specific details of materials.
- 7.11 The public open space is distributed throughout the site with a centrally located public open space containing a LEAP, landscaping and a swale as well as landscaped open space running from the south-western corner, up the western boundary to the northern part of the site meeting the pedestrian access which is the farm access track and SuDs pond beyond, all connected by footpaths and overlooked by dwellings thereby creating safe, accessible public open space with good pedestrian linkages. Further footpaths are created along the carriageways and a retained farm access track will allow for an additional pedestrian entrance into the site from Towcester Road. This will sit adjacent to an existing public right of way and run east through the site leading under the railway to allocated sites beyond increasing permeability and future proofing the development in terms of connectivity.
- 7.12 All properties have gated access to the rear gardens, where bins can be stored. It is acknowledged that certain middle terrace dwellings would be required to skirt round the back of neighbouring properties in order to access their gardens, therefore these dwellings benefit from an incorporated bin store to the front porch to aid in the provision of adequate bin storage facilities. The vast majority of gardens are of good size, approximately four are on the smaller side yet are considered to be acceptable in the context of the scheme.
- 7.13 The site is relatively isolated at present, but the overall design and scale of dwellings would broadly relate to that of the housing estates situated to the north which are predominantly two-storey whilst the retention of existing hedgerows and trees with supplementary new native tree and shrub planting will assist in relating to the wider open countryside character. The proposed design for the development seeks to promote diversity and inclusivity by offering a range of housing options in terms of type, size, and height as well as M4(2) and M4(3) housing. The houses will be designed to vary in scale, form, and height to create an attractive street view, while also reflecting the surrounding settlement of East and West Hunsbury. Wide-frontage buildings will allow for greater facade variation along the street, while narrow-frontage structures will create a continuous frontage and a run of linked dwellings. Subtle changes in height will be incorporated to create a varied roof line and enhance the visual interest of the street scene.
- 7.14 On a mixed tenure development, the Key Principle 10 of the Interim Affordable Housing Statement requires that affordable units should be an integral part of a development to promote mixed and sustainable communities. The affordable housing has been arranged in small clusters, spread throughout the development and therefore meets the policy requirement.

Conclusion

- 7.15 The proposed design and layout is in broad accordance with the parameters set out within the approved outline application including the land use and illustrative masterplan. Officers consider that 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 in accordance with policy S10 of the West Northamptonshire Joint Core Strategy and policies Q1 and Q2 of the Northampton Local Plan.

The proposed mix of housing

Policy Context

- 7.16 Policy H1 of West Northamptonshire Joint Core Strategy sets out that across West Northamptonshire new housing development will provide for a mix of house types, sizes and tenures to cater for different accommodation needs. 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. Policy HO2 notes that 4% of all new market dwellings should be constructed to Building regulations M4(3) (2) (a). The councils Housing Team do not have access to data to allow a market housing mix to be formally recommended however they are aware of demand for smaller units both for first time buyers and renters and those looking to downsize in older age.

Assessment

39 free market dwellings are proposed. The proposed mix of free market dwellings proposed is as follows:

2 bed house – 12 (M4(2))
2 bed bungalow – 2 M4(3)
3 bed house – 24 - M4(2)
4 bed house – 1 - M4(2)

Conclusion

- 7.17 The development exceeds the suggested 20% of free market dwellings being 2 bedrooms 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. 5% of market dwellings would be M4(3) standard in accordance with Policy HO2. As such it is considered that the mix of dwellings is acceptable.

Affordable Housing

Policy Context

- 7.18 Policy H2 of the West Northamptonshire Joint Core Strategy requires that 35% of dwellings on developments of 15 dwellings or more should be affordable. The outline consent is subject to a Section 106 Agreement requiring the provision of 35% affordable housing in accordance with policy requirements. However a deed of variation has been submitted to amend the Section 106 Agreement to set the affordable housing as 35% as a minimum rather than being fixed at 35% which allows flexibility should the development wish to provide more. This is subject to review and agreement and a final

position on the proposed deed of variation has not been reached. While the opportunity to provide additional affordable housing is welcomed, it is acknowledged that the Council cannot require affordable housing in excess of policy.

Assessment

- 7.19 The application proposes a total of 21 affordable dwellings totalling 35% of the total number of dwellings proposed which meets the policy requirement and is acceptable. Of the 21 affordable units, the tenure is set out below:

Affordable Rent

2 bed house – 8 – M4(2)
3 bed house – 2 – M4(2)
4 bed house – 4 – M4(2)

Shared Ownership

2 bed bungalow – 2 - M4(3)
3 bed house – 4 – M4(2)
4 bed house – 1 – M4(2)

Conclusion

- 7.20 The 35% affordable housing is compliant with policy H2 of the West Northamptonshire Joint Core Strategy. 9.5% of the affordable units would be provided to M4(3) standard whilst the remainder would meet M4(2) standard. Furthermore, the councils strategic housing team have been consulted on the tenure and, whilst express concern over the fact the scheme has not come forwards as 100% affordable as per previous discussions with the applicant, acknowledge that the scheme complies with the affordable housing requirement. Further comments were made in terms of the mix, and that strategic housing team would like to see some of the 2 bed houses for shared ownership however officers note that the proposed mix is considered policy compliant.

Residential Amenity and Noise

Policy Context

- 7.21 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 (legacy Northampton) SPD on Residential Extensions and Alterations Design Guide and are considered a reasonable guide in respect of residential amenity.
- 7.22 Condition 20 of the outline consent required details of 'layout' and 'landscaping' submitted pursuant to condition 1 as part of the reserved matters application to include details of a noise attenuation scheme to protect future occupiers of the development from noise. This needs to include full details and specifications of the façade, windows, glazing, ventilation, internal floors and internal walls, and measures to protect external amenity space. The scheme shall demonstrate that the internal noise levels for each dwelling achieve the recommended internal ambient guideline values outlined in paragraph 7.7.2 and Table 4 of BS8233:2014, and external noise levels meet the requirements for external amenity spaces outlined in paragraph 7.7.3.2 of BS8233:2014.

Assessment

- 7.23 As noted within paragraph 7.12, the vast majority of gardens are of good size, a small proportion (approximately 4) are on the smaller size of around 45sqm however, these are only marginally on the smaller size and in the context of the scheme which is of an appropriate density for its location, private outdoor amenity space is considered to be acceptable. The site slopes down from south to north but the finished floor level changes would be gradual thereby eliminating any possibility to adversely impact residential amenity as a result of abrupt changes in levels.
- 7.24 The dwellings have been designed to broadly comply with the separation distances set out in Appendix 6 of the Residential Extensions and Alterations Design Guide, which seeks to ensure two storey dwellings have a front-to-front separation distance of 21 metres, back-to-back separation distance of 21 metres and back/front to side elevation distance of 13 metres. There are several examples where these guidelines are not met, such as 7 instances where 10.7/12 metre back-side elevation distances are achievable and approximately 3 instances where 19/20 metre front-to-front or back-to-back distance is achievable. These are marginally below what the guidance calls for but in the context of the scheme the separation distances are considered to provide adequate levels of amenity for future residents and broadly accord with the Council's stated standards.
- 7.25 A noise impact assessment has been submitted to comply with the requirements of condition 20. The report found that the main sources of noise were from the M1 motorway, trains passing to the east, the traffic on Towcester Road and the Moto X track to the south (during weekends). The report concludes that the noise level criteria of BS8233:2014 can be achieved within the proposed accommodation but alternative means of ventilation are required. External noise levels would exceed the upper guideline limit as set out within BS8233:2014 and WHO Guideline for Community Noise (range between 55 & 94) and whilst fencing would have negligible impact a bund to the south could be effective. *The location of the site in regard to major transportation links may warrant the higher predicted noise levels in external amenity areas. The possibility of a bund has been explored by the developer but would necessitate the removal of the existing mature hedgerow and reduce the amount of developable area.*
- 7.26 The Council's Environmental Health Officer has reviewed this information and accepts the findings with respect to internal noise and vibration but notes further information is required relating to ventilation strategy, overheating assessment and acoustic performance data for both glazing and ventilation. Such details can be secured by condition should approval be forthcoming. With regards to external noise exceeding upper guideline limit as set out within BS8233:2014 and WHO Guideline for Community Noise the noise report references BS8233:2014 which states:
- For traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB LAeq,T, with an upper guideline value of 55 dB LAeq,T which would be acceptable in noisier environments. However, it is also recognised that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited.*
- 7.27 The Council's environmental health officer acknowledges that achieving the upper limit (55db) is unachievable, instead suggests attaching a condition regarding boundary

treatments and acoustic fencing in order to achieve the lowest practicable levels of noise in these external amenity areas in accordance with guidance. It is also recommended that an informative is attached to any forthcoming permission to ensure the applicant/developer advise potential purchasers of such exposed plots that external noise levels for such plots are above the upper guideline limit specified by the World Health Organisation based the topography of the site and proximity of the M1 Motorway and West Coast Main Line bordering the development site.

Conclusion

- 7.28 Having regards to the guidance set out S8233:2014 and WHO Guideline for Community Noise and the context of the site within close proximity to strategic transport networks, it is clear that failure to meet the guidelines for external noise does not suggest the development is unacceptable. The location, which is an allocated site for residential development under the Local Plan with outline consent, otherwise offers a convenient and sustainable location which would help to meet the housing needs of West Northamptonshire. Therefore, having regards to the discretion allowed within the guidance, officers are content that the proposal should not be refused on this basis, rather the recommended actions by the councils environmental health officer should be followed insofar as reducing noise levels on site as far as practicable, requiring a full noise model with the possibility of altering boundary treatments to help mitigate noise as well as notifying any potential purchasers of the situation .

Ecology

Policy Context

- 7.29 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

- 7.30 An ecological appraisal was submitted as part of the outline application and ecological matters were largely dealt with under the consideration of that application. Conditions were attached relating to the submission of; a Construction Environmental Management Plan (biodiversity), Landscape and Ecological Management Plan, a method statement for removing identified trees, details of external lighting and details of bat and bird boxes whilst the S106 agreement includes off-site biodiversity net gain contributions as it was not possible to secure this within the site.
- 7.31 With regards to this reserved matters application, indicative landscaping is shown on the site layout plan which includes native planting along with retained tree and hedgerows. Full landscaping details can be further secured by condition. Condition 19 of the outline consent required the landscaping details to include provision of hedgehog holes, this has been added to the boundary treatments plan where such holes will be incorporated into the boundary fencing to allow for the free movement of hedgehogs.

Conclusion

- 7.32 The majority of the ecological mitigation was addressed at outline stage however there are opportunities through the provision of hedgehog holes which has been secured and native landscaping which can be secured via condition.

Building for Healthy Life Assessment

7.33 Policy Q1 of the adopted Northampton Local Plan requires the development to be assessed 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

Assessment

7.34 In respect of the above, the site benefits from good natural connections throughout the site. The existing farm access is to be retained and utilised as a pedestrian/cycle connection through the northern part of the site, linked to the footpath west of the site with opportunity to extend west in the future. The site will benefit from access to bus stops along Towcester Road and permeability through the site. The proposal would provide active frontages, playground facilities and open space encouraging interaction. The scheme would provide a mix of housing types and sizes achieving 35% affordable units and a number of wheelchair accessible dwellings. The scheme retains existing green assets such as mature trees and hedgerows whilst creating new habitats. The scheme will offer a tree lined boulevard with a variety of housing types and finishing materials in order to add interest. The streets and spaces are well defined using buildings, landscaping and/or water to enclose and define spaces. There is differentiation between street typologies to aid in negotiating through the development with the principle street notably marked by verge and trees. The site will have raised tables and tight corner radii to help prevent speeding. Cycle storage will be located within gardens with frontage parking softened by landscaping. All plots are set back from the footway/road to facilitate some frontage planting.

Conclusion

7.35 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

7.36 Policies C1 and C2 of the JCS requires developments to be accessed 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

- 7.37 The site access via Towcester Road was considered as part of the outline application and does not form part of the consideration of this application. In respect of highways and parking throughout the development, the Council's Highways Team have been consulted and have raised no objections but noted a minor issue with the shared surface transition which can be addressed as part of the S38 process (highway adoption).
- 7.38 The scheme has been designed to allow for the development to be accessed by a number of transport methods, including cycle, walking, motor vehicle and access to bus stops along Towcester Road. A pedestrian/walking circular route is proposed around the site linking both the southern and northern sections and is a west-east pedestrian/cycle link allowing the opportunity to connect the development to possible future development to the east in accordance with the requirements of the S106 agreement. The S106 includes a requirement for the developer/ owner to provide a bus shelter on the eastern side of Towcester Road.
- 7.39 The scheme provides policy compliant car parking spaces, and no objection has been raised from Highways with regards to the operation of the roads.

Conclusion

- 7.40 WNC Highways do not object to the proposal. The internal road network, its connections to the wider road network and its connectivity to the wider pedestrian/cycle route system are considered to be acceptable. Officers are therefore satisfied that the proposal is compliant with the outline consent and the development plan in respect of highways and parking.

Sustainability

Policy Context

- 7.41 Policy H4 advises new homes must meet the sustainable development principles and standards set out in policies S10 and S11 of the JCS. Policy S10 and S11 of the West Northamptonshire Joint Core Strategy requires development to minimise pollution. Policy Q3 requires application for major development to include a Sustainability Statement.

Assessment

- 7.42 A sustainability statement was submitted as part of the outline application whilst the outline planning permission includes conditions that require the new dwellings to have electric vehicle charging points and for the development to be provided in accordance with the proposed the proposed Type I and Type II air quality mitigation measures.
- 7.43 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%.

- 7.44 The application is supported by an energy statement which examined the feasibility of low/zero carbon sources, high-efficiency alternative systems, and low carbon energy efficiency measures. The strategy calculates the total energy demand and associated CO₂ emissions arising from the development and demonstrates that a Building Regulation standards or better reduction can be achieved through 59kWp Solar PV, Showersave Waste Water Heat Recovery and improved fabric efficiency measures which will be applied to all 60 dwellings.

Conclusion

- 7.45 The proposals for EV charging infrastructure complies with the outline planning permission. Furthermore, the changes to the Building Regulations will ensure a step change to reduce energy use of the new dwellings. The proposed strategy will provide a 6.11% carbon reduction over a development built to comply with the CO₂ targets under the latest revision of the Building Regulations, Part L1 2021.

Nationally Described Space Standards

Policy Context

- 7.46 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 required compliance with them.

Assessment

- 7.47 There are a total of 5 different house types, of which 3 comply with the NDSS, the two which do not are B3 (2 bed) which is 70.8sqm whereas the standard calls for 79sqm and B5 (3 bed) which is 84.4 sqm whereas the standard calls for 93sqm. The B3 is used on 20 plots throughout the development whereas the B5 is used on 22 plots meaning 41 out of 60 dwellings are below NDSS.

- 7.48 In terms of NDSS, the site where possible, has achieved above the size requirements for all the Wheelchair Bungalows, a proportion of 3-bedroom properties and all the 4-bedroom properties. In order to maximise the dwelling occupancy to support the local requirement for housing, 2 house types do not meet NDSS requirements with increased occupancy which are detailed below:

B3 – This house type meets NDSS standard in excess as a 2b3p dwelling and when maximising the occupancy rate it to a 2b4p dwelling it achieves 89.75% NDSS requirement.

B5 – This house type meets NDSS standard in excess as a 3b4p dwelling and when maximising the occupancy rate to a 3b5p dwelling it achieves 90.80% NDSS requirement.

- 7.49 Given the above, although the units are slightly below the NDSS requirements at a higher occupancy rate, they are still suitably sized without compromising on internal amenity space. This balance has been struck due to the complex constraints on the site which can be seen on the site layout which consists of a legal access running East to West at the northern area of the scheme, the multiple easements for existing slurry pipes and high pressure gas pipe again towards the northern section of site in red and yellow, an easement for a gas pipe running along the western boundary and finally the requirement for a substation and pump station on the site.

- 7.50 All of these constraints have reduced the developable area significantly, whilst trying to accommodate all aspects of the scheme such as a requirement of 0.77ha of Open space as per the outline application with a LEAP, and the use of above ground Sustainable Urban Drainage whilst ensuring the number of units remain the same and maximising occupancy where possible.
- 7.51 All dwellings do however exceed the lower standard which is Homes England minimum floor areas for affordable housing, which is a nationally recognised standard, albeit with lower standards than NDSS. The below table demonstrates all units are in excess of the 85% NDSS requirement that Homes England set. While 3 property types are 100% NDSS compliant. It is noted that all units are M4(2) (apart from the Hydrangea which is M4(3) Wheelchair compliant) meaning the units are 'future proofed' for adaptation.

House Type	Storey Height	Size (m2)	100% NDSS Requirement (m2)	85% NDSS/Homes England Requirement (m2)
B3 (2 Bed)	2	70.90	79.00	67.15
Hydrangea (2 Bed)	1	76.00	70	59.50
B5 (3 Bed)	2	84.44	93	79.05
Sunflower (3 Bed)	2	102.85	93	79.05
B9 (4 Bed)	2	106.88	106	90.10

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 outline permission, based upon planning case law, 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 outline 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 Notwithstanding this, officers note that approximately two-thirds of the dwellings would fall short of the NDSS. Whilst this is of concern, as mentioned above there is no policy or conditional basis to require this. Furthermore, in terms of amenity standards, all dwellings would exceed the Homes England minimum floor areas for affordable housing. Whilst not all dwellings within the proposal are affordable units, such a standard is nationally recognised and in the absence of a policy or other basis to secure the higher NDSS space standards and an acknowledgement towards the site constraints restricting the developable area, officers are of the view that an acceptable balance has been struck between providing adequate standards of amenity and helping to meet the housing need within the area within a constrained site.

Flooding and Drainage

Policy Context

- 7.55 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 water supply and wastewater infrastructure. Policy Q5 of the Northampton Local Plan states that development that does not increase flood risk will be supported.

Assessment

- 7.56 A site-specific flood risk assessment (FRA) was submitted and approved as part of the outline permission and the application was approved subject to various conditions including the submission of a surface water drainage scheme, maintenance scheme and verification report. The Lead Local Flood Authority (LLFA) have been consulted and, whilst they note the current proposed attenuation basin, swale, and filter drains are lacking details such as materials, outfalls, and cross sections they do however note that drainage information is also required by conditions 10 – 12 of the outline planning permission (WNN/2021/0029). Consequently, these details will be submitted when discharging these conditions which will agree the specific drainage design details.
- 7.57 With respect to foul drainage, Anglian Water has confirmed that the impacts on the public foul sewerage network are acceptable at this stage and they request that to be consulted on any forthcoming application to discharge any condition of the outline planning application WNN/2021/0029, to which this Reserved Matters application relates.

Conclusion

- 7.58 Whilst the application submissions are lacking some information in respect of adequately demonstrating that the proposed surface water drainage scheme for the development will adequately manage flood risk in accordance with Policy BN7 of West Northamptonshire Joint Core Strategy, such information is covered by conditions 10 – 12 of the outline consent. As such, it is considered appropriate conditions are in place to ensure appropriate flood risk and drainage mitigation in respect of the proposed development.

Open Space and Landscaping

Policy Context

- 7.59 Policy BN1 of the West Northamptonshire JCS requires developments to have high quality landscaping as an integral part of the development. Policy RC2 advises new residential development will be required to make provision for public open space. Policy Q1 of the Northampton LPP2 requires development to promote and contribute to good placemaking through high quality, beautiful and sustainable design which encourages a strong, locally distinctive sense of play. The submitted and approved Design and Assessment for the outline approval provides a landscape strategy which notes that landscape design is a key component for creating a successful development at the site. Policy ENV2 of the Northampton LPP2 relates to the provision of open space, major developments will be required to contribute to open space provision as per the standards set out within the policy.

Assessment

- 7.60 The outline application included a landscaping report which outlined key objectives from a landscaping perspective. These were

1. Provision of multi-functional green infrastructure that will provide new public open space, with SuDS, grassland and new native tree planting that will include the retention of existing landscape features where possible;
2. Creation of a permeable development with an appropriately landscaped vehicular and pedestrian gateway linked to Towcester Road in the west;
3. The built form to reflect the best examples of local traditional built character utilising a complementary palette of materials and building styles.

7.61 This reserved matters application includes a boundary treatments plan and indicative soft landscaping plan. The boundary treatments consist of 1.8 metre high close board fencing to the gardens of dwellings with matching gates, 1.2 metre high post and rail fencing around the SuDs pond and either side of the farm access track and 0.45m close knee rail fencing throughout the site to assist in differencing between private and public space. The boundaries plan further provides that private footpaths would be Marshalls textured buff 450mm square slabs.

7.62 The indicative soft landscaping plan shows trees and hedgerows around the perimeter of the site which consists of existing and proposed planting, numerous trees dotted throughout the site, including 'feature trees', within both private and public open space including within the verges along the primary street, areas of shrub planting to soften the development including to the front of brick walls, between parking areas and to the frontages of dwellings to assist in defining the street scene and meadow seed mix within the public open space around the SuDs pond. The plans also advises that the north-south public footpath running down the western side of the site would be a self-bonded gravel path.

7.63 The submitted Design and Access Statement correlates with the aforementioned plans and explains that the proposed landscaping would consist of native trees and contain key features such as a SuDs pond to mitigate flood risk, improve water quality and support biodiversity.

7.64 The S106 refers to a minimum of 0.77ha for open space including provision of LEAP. In this instance, the proposed site layout demonstrates approximately 0.79ha of public open space comprising of LEAP, amenity open space and natural/semi-natural greenspace and attenuation would be provided.

Conclusion

7.65 Officers consider that the submitted information complies with the requirements of the S106 agreement in respect of public open space and the provision of LEAP (details of which can be conditioned) and how the site would be acceptably landscaped to assist in achieving a high-quality development and is acceptable subject to conditions requiring the submission of a detailed landscaping scheme addressing elements such as exact locations, species and height of soft landscaping as well as conditions relating to their on-going management.

Other Matters

7.66 The Parish council comments largely relate to issues such as the access, out-of-site connections and healthcare, education and community contributions. Such matters were considered at outline and cannot be re-visited within this application for reserved matters of appearance, landscaping, scale and layout. That said, the S106 agreement attached to the outline approval set out healthcare and education contributions. Further comments related to securing 35% affordable housing which the scheme achieves. Finally, there is reference to the disappointment that the pedestrian track (farm access

track) ends at the eastern boarder of the site rather than extending further east towards the future development. Ultimately, such measures were not included within the S106 agreement and the extent of the proposed link is constrained by the application site. Nonetheless, the proposal conforms to the requirement of condition 24 of the outline consent in respect of providing a shared footpath/cycle link to connect to the eastern boundary.

- 7.67 Regarding the safe operation of the railway and Network Rail assets, this is ultimately not the responsibility of the LPA, rather it is a matter to be resolved between the applicant/developer and Network Rail engineering. Given this, it would not be reasonable or necessary for the LPA to attach the requested conditions in that respect.

8 FINANCIAL CONSIDERATIONS

- 8.1 The development would be subject to CIL payments. However, the developers will be able to claim relief for the affordable housing element of the development.
- 8.2 The Section 106 associated with the outline consent is subject to financial obligations in respect of biodiversity, education, healthcare, construction training and travel monitoring.

9 PLANNING BALANCE AND CONCLUSION

- 9.1 The principle of the development has been established through the outline consent. No objections have been raised in respect of the proposal whilst issues relating to noise can be addressed via condition. Officers note the substandard separation distances relative to design guidance, yet this is considered marginal and impacts a small proportion of dwellings throughout the site and therefore would not justify refusing the application. Likewise, it is noted approximately two-thirds of the dwellings would fall short of the Nationally Described Space Standards. Whilst this is of concern, there is no policy or conditional basis to require and it is noted that dwellings would exceed the Homes England minimum floor areas for affordable housing. As such, it is considered a reasonable standard of amenity would be achieved. The design and layout of the proposed development are considered acceptable and would accord with policy requirements providing an appropriate mix of housing, open space and connectivity.
- 9.2 Overall, therefore, the proposed appearance, landscaping, scale and layout are considered acceptable, and to accord with the Development Plan, and the application is recommended for approval.

10 RECOMMENDATION AND CONDITIONS

- 10.1 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

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).

- 5408-001-P1-Location Plan - 13.02.24
- 5408-002-P1-Topographical Survey - 13.02.24
- 23065-C007 P0 – Flood Routing Plan - 13.02.24
- Energy Strategy Statement - 13.02.24
- 5408-003-P16 Proposed Site Plan - 02.07.24
- 5408-004-P11 Presentation and Soft Landscaping Site Plan - 01.07.24
- 5408-005-P10 Material Plan – 01.07.24
- 5408-006-P11 Boundary Treatment – 01.07.24
- 5408-007-P11 Housing Tenure & Parking Strategy Plan 01.07.24
- 5408-200-Hydrangea-P3 – 19.06.24
- 5408-211-B3 Option 2-P1 – 19.06.24
- 5408-213-B3 Terrace – Single Front Gable – 28.06.24
- 5408-214-B3 Terrace – Double Front Gable – 28.06.24
- 5408-222-B5 Terrace – 28.06.24
- 5408-215-B3 P2 -Shared Ownership Option 2 – 19.06.24
- 5408-220-P3 B5 – 19.06.24
- 5408-230-P5 B9 & Sunflower – 19.06.24
- 5408-235 P4 B9 & Sunflower- Mirrored – 19.06.24
- 5408-240 P5 B5 & Sunflower – 19.06.24
- 5408-245 P5 B5 & Sunflower – Mirrored – 19.06.24
- 5408-250 P1 B9 – 19.06.24
- 23065-C004-P4 Refuse Vehicle Tracking – 19.06.24
- 23065-C005-P1 Proposed Adoptable Highway - 19.06.24
- 23065-C006-P3 Proposed Highway GA – 03.07.24
- 23065-C010-P1 Large Car Vehicle Tracking – 19.06.24
- 23065 V1.1 C753 SuDS Manual - SuDS Features Assessment – 30.04.24
- 23065-C002-P7 Drainage Strategy – 30.04.24
- J004679-7433-DH-03 - NIA - Land off Towcester Road April 2024 (29/04/24)
- TNO PPC 00 XX RP G 0002 Towcester Road Northampton Phase II Geoenvironmental Report - 13.02.24
- 5408- Towcester Road, Northampton - D&A - 01.07.24
- 5408-008 Proposed Street Scene-P6 – 03.07.24

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

Materials

2. Notwithstanding Drawing 5408-005-P10 Material Plan, no development above slab level shall take place until a schedule of materials and finishes to be used in the external walls and roof(s) of the dwellings have been submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. 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 LPP2 and Government guidance contained within the National Planning Policy Framework.

Levels

3. No development shall take place until details of all finished floor levels in relation to existing and proposed site levels have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be constructed in accordance with the approved levels.

Reason : In order to safeguard the visual and residential amenity in accordance with advice within Section 12 of the National Planning Policy Framework and policy Q1 and Q2 of the Northampton Local Plan. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Meter boxes

4. No development above slab levels 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 dwelling have been submitted to and approved 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 LPP2 and Government guidance contained within the National Planning Policy Framework.

Surfacing

5. Prior to the construction of any building above slab level, details of the proposed materials for the surfacing of the shared surfaces, driveways, lanes and private drives 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 Q1 of the Northampton LPP2.

6. Prior to the construction of any building above slab level, details of the shared footway and cycle link within the site that connects to the eastern site boundary and is designed to facilitate access between the development site and the undeveloped land to the east (emerging housing allocation reference 1144) shall be submitted to and approved by the Local Planning Authority. The details shall include construction details, details of the timing of its delivery and details/measures to ensure that the footway/cycleway is accessible to the public in perpetuity. The development shall be provided in accordance with the details so approved and retained thereafter.

Reason: To facilitate walking and cycling connections between the site and planned development to the east in order to enhance the sustainability of the development, and to accord with Policies S10 and C2 of the West Northamptonshire Joint Core Strategy, Policy 6 of the emerging Local Plan 2 and guidance in the National Planning Policy Framework.

Handrails

7. Should any handrails be required to facilitate pedestrian access to any dwelling 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 Q1 of the Northampton LPP2.

Landscaping

8. Notwithstanding the submitted details, a scheme for landscaping the site 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.

9. 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 dwellings, 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 Q1 of the Northampton LPP2.

Climate Change Adaptation

10. 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.

Parking areas

11. The parking spaces/turning areas shall be provided in accordance with the approved plan(s) before the associated dwelling is occupied and shall not thereafter be used for any purpose other than the 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 Policies Q1, Q2 and M04 of the Northampton LPP2.

Cycle Stores

12. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason : In the interests of promoting sustainable transport modes in accordance with Government advice in the National Planning Policy Framework.

Permitted Development

13. Notwithstanding the provisions of Classes A-D (inc) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no enlargement, alteration or improvement of any dwellinghouse shall be undertaken at any time without the prior planning permission of the Local Planning Authority.

Reason: Taking into account the density of the site it is considered to be in the public interest to ensure the merits of future proposals can be assessed by the Local Planning Authority so that the amenities of the adjoining occupier(s) are not adversely affected in accordance Policies Q1 and Q2 of the Northampton LPP2. and Section 12 of the National Planning Policy Framework.

14. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no gate, fence, wall or other means of enclosure shall be erected, constructed or placed in front of the front wall of any dwelling and the highway or the flank wall of a dwelling at the junction of two roads, at any time, without the prior express planning permission of the Local Planning Authority.

Reason: In order to retain the open character of the development and area in accordance with Policy Q1 of the Northampton LPP2.

Noise and Overheating

15. No above ground development shall commence 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 DPA Acoustics Consultants dated April 2024 (Report Ref: J004679-7433-DH-03) and associated specific mitigation schemes for plots detailed within Tables 9 & 10 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).

No dwelling shall be occupied until the approved noise attenuation scheme, and mitigation measures for noise attenuation and overheating, have been implemented in full for that dwelling. Unless non-material variations are agreed in writing with the Local Planning Authority, the approved noise attenuation scheme, and mitigation measures for noise attenuation and overheating, shall subsequently be maintained in perpetuity.

Reason: In the interests of the residential amenity of the end users of the development and to accord with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy Q2 of the Northampton LPP2, and guidance in the National Planning Policy Framework.

16. Notwithstanding the noise report by DPA Acoustics Consultants dated April 2024 (Report Ref: J004679-7433-DH-03 referred to in Condition 20 of outline Planning Approval WNN/2021/0029, no development shall commence unless and until details of all proposed walls, fences, railings and gates, including acoustic fencing, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and no dwelling shall be first occupied until the boundary treatments associated with that dwelling have been installed, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the residential amenity of the end users of the development and to accord with Policy S10 of the West Northamptonshire Joint Core Strategy Policy Q2 of the Northampton LPP2, and guidance in the National Planning Policy Framework.

INFORMATIVES

- 1) Your attention is drawn to the need to comply with the conditions on the outline planning permissions and the accompanying S106 agreements.
- 2) You are advised to note that the approval of plans in respect of the Open Space and Locally Equipped Area of Play (LEAP) does not negate the requirements of the S106 agreement in respect of submitting to the Council and securing written approval of the Council the Open Space Specification.
- 3) 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.
- 4) The applicant/developer will need to advise potential purchasers of such exposed plots that external noise levels for such plots are above the upper guideline limit

specified by the World Health Organisation based the topography of the site and proximity of the M1 Motorway and West Coast Main Line bordering the development site.
