

Application Number: S/2020/1706/MAR

Location: Land at Towcester Vale London Road Towcester

Proposal: Application for reserved matters for consent of 51 units (Parcel H14) and the surrounding strategic landscaping (Part 1,2, and 3). Pursuant to outline planning permission S/2007/0374/OUTWNS). The outline application was accompanied by an Environmental Statement

Applicant: Persimmon Homes Midlands

Agent:

Case Officer: Daniel Callis

Ward: Towcester and Roade

Reason for Referral: Major Development

Committee Date: 13 December 2021

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

Proposal

The application comprises all the reserved matters for 51 dwellings within part of phase 2 of the SUE (as defined on the Phasing Parameter Plan – P.0329_76K-7). It also includes an area of public open space (a small green containing a play area) and linear greenways along all boundaries of the parcel.

Consultations

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

- Archaeology

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

- Towcester Town Council, Planning Policy, Strategic Housing, Highways, Environmental Protection, Ecology Crime Prevention Design Advisor, Lead Local Flood Authority, Recreation and Leisure, Building Control, Landscape Consultant

There has been no comment (no response) from:

- Paulerspury Parish Council, Arboriculture

7 letters of **objection** have been received from local residents.

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:

- Compliance with the approved Design Code
- How the proposal responds to the character of the site and surrounding area
- Whether or not the proposed access and movement layout is acceptable
- Impact on Trees and hedges
- Impact on Ecology and Biodiversity
- Design of Flooding and Drainage provisions
- Impact upon Residential Amenity (neighbours and units within the site)

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

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

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site relates to the sustainable urban extension (SUE) on the southern side of the town, which in total extends to an area of 180 hectares. The SUE is bounded to the east by the A5, to the west by the A43, and to the north by the existing built development of Towcester. The SUE also adjoins the hamlet of Wood Burcote. To the south of the SUE lies open countryside.
- 1.2. The site itself comprises one parcel (or sub-phase) of within the SUE. This sub-phase occupies an area just to the south of the completed area to the rear (south-west) of the existing properties in Heathencote.
- 1.3. The application is for all reserved matters (appearance, landscaping, layout and scale) within the area lined in red.

2. CONSTRAINTS

- 2.1. The application site is within 2km of three Local Wildlife Sites.
- 2.2. The site is in an area of archaeological interest.
- 2.3. The site abuts an area of TPO'd woodland on its south-eastern side.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. The application comprises all the reserved matters for 51 dwellings within part of phase 2 of the SUE (as defined on the Phasing Parameter Plan – P.0329_76K-7). It also includes an area of public open space (a small green on the western side of the parcel containing a play area) and linear greenways along all boundaries of the site.
- 3.2. The proposed housing mix is a variety of 3 and 4 bed units.

3.3 There are no affordable units on this parcel. The development is required to deliver 10% affordable housing overall, although there is no formal requirement for every parcel to provide affordable housing. The shortfall from this (modestly sized) parcel will be made up on future adjacent parcels.

3.4 *Timescales for Delivery*: The development of this parcel of land is considered to follow on seamlessly from current development elsewhere on site.

4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
S/2007/0374/OUT WNS	Outline planning application for the creation of a new mixed use neighbourhood at Towcester comprising: 2750 homes; employment land to support B1, B2 and B8 uses; a main Local Centre (food store, retail units, public house/restaurant, doctors surgery/medical centre, nursery/crèche and community hall); a support local centre (corner shops, takeaways); mixed use commercial area to accommodate Class C1 Hotel with conference and leisure facilities; two new primary schools; areas of public open space and strategic landscaping, incorporating new formal Sports Pitches, and combined community facility and Pavilion and parking and new allotments; the provision of the Towcester Relief Road connecting the A5T to the A43T; surface water/flood management works and necessary related engineering works for drainage and services	APPROVED March 2015

5. RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

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

Development Plan

5.2. The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted South Northamptonshire Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

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

5.3. The relevant policies of the LPP1 are:

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

South Northamptonshire Council Local Plan (Part 2) (LPP2)

5.4. The relevant policies of the LPP2 are:

- POLICY SS1: The settlement hierarchy
- POLICY SS2: General development principles
- POLICY LH8: Affordable housing
- POLICY SDP3: Health facilities and wellbeing
- POLICY INF1: Infrastructure delivery and funding
- POLICY INF3: Education facilities
- POLICY INF4: Electric vehicle charging points
- POLICY GS1: Open space, sport and recreation
- POLICY HE1: Significance of heritage assets
- POLICY HE2: Scheduled ancient monuments and archaeology
- POLICY HE3: Historic parks and gardens
- POLICY NE3: Green infrastructure corridors
- POLICY NE4: Trees, woodlands and hedgerows
- POLICY NE5: Biodiversity and geodiversity

Material Considerations

5.5. Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- SNC adopted supplementary planning guidance (SPGs) and documents (SPDs)
- Towcester South Design Code (residential phases 1-5): The outline planning permission required the approval of a Design Code for all phases of development within the SUE. The Design Code approved on 18th March 2016 (ref: S/2016/0061/COND) covers phases 1-5 of the SUE, including all of the current reserved matters proposals.
- Towcester Masterplan: The Council adopted the Towcester Masterplan in March 2011. The Masterplan identifies the application site as one of the Key Opportunity Sites in the town (Site TE – Towcester South and Site TH – Southern Gateway) to bring forward a mixed-use development of housing and employment of up to 3300 houses and 3000 jobs.
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- EU Habitats Directive
- Natural Environment and Rural Communities Act 2006
- Conservation of Habitats and Species Regulations 2017
- Circular 06/2005 (Biodiversity and Geological Conservation)
- Human Rights Act 1998 (“HRA”)
- Equalities Act 2010 (“EA”)

6. RESPONSE TO CONSULTATION

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, via the online Planning Register.

Consultee Name	Comment
Towcester Town Council	No objection
Paulerspury Parish Council	No response
WNC Planning Policy	No objection
WNC Strategic Housing	No objection On each development parcel, 10% of the total dwellings should be provided as affordable housing. Note that, in this instance, the layout has been reconfigured and the affordable housing removed to assist with the overall design. Are prepared to accept these revisions, provided that the shortfall in affordable housing provision resulting from these amendments is addressed on subsequent development parcels.
WNC Environmental Protection	No objection
WNC Highways	No objection
WNC Ecology	No objection Comment on impacts to the retained hedgerow, impacts from streetlighting and protection of trees and hedges during construction. Recommend use of wildflower mix to some grassed areas.

WNC Arboriculture	No response
WNC Archaeology	Objection This parcel has not been subject to evaluation. This should be carried out as soon as possible to allow mitigation to the designed. <i>(Officer note: archaeology is covered by a condition on the outline permission)</i>
WNC Recreation and Leisure	No objection Play area is satisfactory.
Crime Prevention Design Advisor	No objection Northants Police has no objection to the layout as proposed. it complies with best practice guidance in that houses address the street, have on plot parking and have back to back gardens. The proposed play equipment is appropriate for the space and is overlooked.
Lead Local Flood Authority	No objection The impacts of surface water drainage have been adequately addressed at this stage.
WNC Building Control	No objection N/A

7. RESPONSE TO PUBLICITY

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

7.1. There have been 7 letters of objections raising the following comments:

- Removal of affordable units in this parcel could lead to larger clusters ('ghettoization') elsewhere on the development.
- The proposals result in a loss of privacy and amenity to Park Hall Farm and Park Hall House
- There is no provision for a secure physical boundary between existing property and the proposed development. At present, much of the boundary is not walled or fenced.
- In periods of excessive rainfall, as more occasions occur, due to the topography water will flow through adjacent gardens.
- The development falls within the red impact risk zone for great crested newts - risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence – in the red impact zone, there is highly suitable habitat and therefore great crested newts maybe present. - There are ponds within 500m of the development proposal. If the applicant chooses to, they can investigate using the Councils District Licence to provide an option for licensing should it be required
(Officer note: Ecology was a consideration of the outline planning application and is covered by conditions on that permission)
- Access road must be dual carriage way to be relief road for M1 and encourage lorries not to go through Towcester town centre. Must be built ASAP, before construction of houses begins.

(Officer note: the relief road is not within the remit of this application)

- There is a lack of security for garden boundaries to existing adjacent properties.
(Officer note: The proposed application does not reduce the security of the existing boundaries, which are fairly open in places. Any person seeking to gain unauthorised entry to the gardens of those properties could currently do so by simply walking across the adjoining field. It is the responsibility of the respective homeowner to make their boundaries as secure as they see fit)
- The proposed development has a pathway on the boundary with 58 Aintree Avenue. There is a 6ft retaining wall at the end of this shared private drive, and any removal of this would be a severe disruption to this private way.
(Officer note: There is no path proposed that would connect with the shared private drive highlighted. The public path would remain on the opposite side of the existing hedge, which is to be retained)
- The number of units defined exceeds that of the original number envisaged.
(Officer note: The number of dwellings on the amended scheme does not exceed that approved or envisaged)
- The development will detract from Park Hall House c1720 and diminish its rural setting.
(Officer note: Park Hall House is not listed and so its setting is not protected)
- Using red brick against this backdrop is so incongruous, any building should be in stone on elevations facing into the existing properties.
(Officer note: There is nothing in the outline permission or approved Design Code which would require the use of stone on this parcel, let alone on plots adjacent to existing neighbouring cottages)
- The amenity land bordering our properties should be increased to provide a buffer and planted out with a small Spinney as a backdrop. Access to the existing boundary wall currently present should be maintained as repairs to this ancient feature wall are constantly required.
(Officer note: The amenity land adjacent to the common boundary has been increased as part of the amended scheme, and access to the historic wall maintained)
- There will not be sufficient area for vehicle access to our farm buildings, which are still in daily use, or for maintenance of established old stone wall areas.
(Officer note: The amended scheme provides a greater area of access for the neighbour)

8. APPRAISAL

8.1 The key issues for consideration in this case are:

- Compliance with the approved Design Code
- How the proposal responds to the character of the site and surrounding area
- Whether or not the proposed access and movement layout is acceptable
- Impact on Trees and hedges
- Impact on Cultural Heritage
- Impact on Ecology and Biodiversity
- Design of Flooding and Drainage provisions
- Impact upon Residential Amenity (neighbours and units within the site)
- Amenity (neighbours and units within the site)

Compliance with the approved Design Code

- 8.2 The proposal is in accordance with the approved Design Code for the respective phase of the sustainable urban extension. 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.
- 8.3 The architectural detailing of the house types is in general accordance with the Code.
- 8.4 Overall, the proposal is considered to generally accord with the Design Code and represent a high standard of design.

How the proposal responds to the character of the site and surrounding area

- 8.5 By according with the Design Code, the proposals are considered to respond positively to the character and appearance of the area and to help reinforce local distinctiveness.
- 8.6 The proposed dwellings do not affect any existing trees, hedges or other landscape features. The design of the landscaping, etc., for the public open space on the western side of the site responds positively to the existing dwellings to the north. The development layout leaves a buffer to the retained hedges and trees along all sides of the parcel. The pathways through the linear greenways will ensure positive provision that will encourage walking and cycling within the development.
- 8.7 Details of on-plot and street level landscaping can be secured via condition.

Whether or not the proposed access and movement layout is acceptable

- 8.8 The entry points into the site from the existing highway network were approved as part of the outline planning permission and as part of the previous initial reserved matters approvals. Within the site the layout reflects the Code requirements for street hierarchy, with the use of main avenue streets, secondary streets and lanes.
- 8.9 The layout makes suitable provision for the necessary through connection for pedestrians and cyclists to access the wider town via the adjoining public open space.
- 8.10 In relation to NCC Highway's comments amended plans have been submitted by the applicant to address all the pertinent points.
- 8.11 There are no public rights of way across this part of the site.
- 8.12 Overall, therefore, the proposal is considered to make appropriate provisions for access and movement as so accords with saved LPP2 policy SS2.

Impact on trees

- 8.13 There is an important existing hedgerow along the south-eastern, south-western and north-western edges of the parcel and an area of TPO'd woodland immediately to the south-east of the site. Adequate separation has been provided to prevent any damage to, or future pressure to remove, these important and key landscape features. The linear public open space also takes appropriate account of the hedge and trees to retain them as key focal features of the new development.

- 8.14 Impact on ecology and biodiversity

- 8.15 Assessment of ecological impacts was considered in the grant of the outline planning permission (S/2007/0374/OUTWNS). The requirement for submission and approval of detailed mitigation and enhancement is covered by condition 18 of the outline consent. Consequently, ecology and biodiversity are not for detailed consideration in the determination of this reserved matters application.
- 8.16 That said, however, (other than creating a break in the hedge to allow the continuation of the secondary spine road) the proposed layout in this instance does not negatively impact upon existing trees and hedges.
- 8.17 Overall, therefore, the proposals are considered to comply with JCS policy BN2.

Design of flooding and drainage provisions

- 8.18 Detailed matters relating to foul and surface water drainage are controlled through conditions 11 and 12 of the outline planning permission (S/2007/0374/OUTWNS). These require the submission and approval of drainage schemes and, in the case of surface water drainage, confirmation of the management and maintenance for the lifetime of the development. Consequently, drainage is not for detailed consideration in the determination of this reserved matters application.
- 8.19 The Lead Local Flood Authority (LLFA) has raised no objection to the application and therefore, the proposals are considered to comply with saved LPP2 policy SS2.

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

- 8.20 The nearest existing neighbouring properties are the recently occupied units on the parcel immediately to the north-west (Aintree Avenue), as well as the existing properties in Heathencote, immediately to the north-east.
- 8.21 In this instance the proposed dwellings are on the opposite side of the hedge from the houses to the north-west (in Aintree Avenue), and so are not close enough to those adjacent properties as to cause unacceptable harm to their private amenity, including light, privacy or outlook (i.e. they are no closer than dwellings on opposite sides of a road, but also have a hedge and trees as additional screening).
- 8.22 In relation to the existing neighbouring properties in Heathencote, the dwellings themselves are well removed from the dwellings proposed. The closest distance between the two is the 48m between Park Hall House and the front elevation of plot 877. In all instances, the proposed dwellings are comfortably in excess of the minimum 18m separation required by the Design Guide, meaning no loss of privacy, light or outlook would occur.
- 8.23 In addition, the proposed dwellings (on the amended layout) are a comfortable 18m from the garden boundary of Park Hall House, meaning no undue or intrusive overlooking of the private garden would occur.
- 8.24 In relation to Park Hall Farm, plots 881, 882, 883 and 891 are closer to the common boundary (plot 891 is only 2m). However, the adjacent part of Park Hall Farm is more akin to amenity land than residential curtilage, and so does not demand the same level of privacy. The new dwellings are screened from the dwelling at Park Hall Farm by the intervening traditional agricultural buildings, meaning no overlooking would occur (plus the distance is 65m+).

8.25 Within the site all units are provided with adequate privacy and a suitable private garden, commensurate with the size of unit served.

9 FINANCIAL CONSIDERATIONS

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

10 PLANNING BALANCE AND CONCLUSION

10.1 The application comprises the reserved matters for a sub-phase of 127 dwellings within the SUE, plus some open space.

10.2 The proposal is in general accordance with the approved Design Code for the respective phase of the sustainable urban extension. The house types all accord with the dimensions and characters set out in the Code, as does the parking provision, road hierarchy and road dimensions.

10.3 The architectural detailing of the house types is also in general accordance with the Code.

10.4 The proposal is considered to incorporate a suitable means of access and movement, as well as give suitable regard to trees and hedges, ecology, flooding and residential amenity.

10.5 Overall, therefore, the proposal is considered acceptable, to accord with the Development Plan, and is recommended for approval.

11 RECOMMENDATION / CONDITIONS AND REASONS

RECOMMENDATION – DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND ECONOMY TO GRANT PERMISSION, SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)

CONDITIONS

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

Approved Plans

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

General Plans

1034-H14-005 rev C (site location plan)

1034-H14-001 rev G (Site layout plan)

1034-H14-002 rev F (Materials plan)

1034-H14-003 rev E (Boundary treatments plan)

1034-H14-004 rev E (Chimney location plan)

P1176_31 rev E (landscaping overview - public open space)

P1176_32 rev D (detailed planting plan - public open space - sheets 1- 3)
Q6921_B (play equipment details)
1034-H14-008 rev A (POS Areas Plan)
1020-007 rev F (parking plan)

House types

TOW-H14-CA3-001 rev D (Yardley)
TOW-H14-CA3-002 rev B (Yardley - render)
TOW-H14-CA3-004 rev B (Adstone)
TOW-H14-CA3-005 rev C (Adstone)
TOW-H14-CA3-006 rev B (Syresham)
TOW-H14-CA3-007 rev A (Sulgrave)
TOW-H14-CA3-008 rev C (Sulgrave - Victorian)
TOW-H14-CA3-009 rev B (Cosgrove)
TOW-H14-CA3-010 rev C (Whittlebury)
TOW-H14-CA3-011 rev B (Maidford - Georgian)
TOW-H14-CA3-012 rev C (Edgcote)

TOW-H14-GAR-001 rev A (single garage)
TOW-H14-GAR-002 rev A (double garage)

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

Public open space

2. The areas of open space are identified on Drawing No. 1034-H14-008 rev A. These areas shall not be enclosed within the curtilages of any private dwelling at any time during the lifetime of the development and, 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 on the land, at any time, without the prior express planning permission of 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 SS2 of the South Northamptonshire Part 2 Local Plan.

Floor levels

3. No development shall take place until details of all finished floor levels in relation to existing and proposed site levels and to the adjacent land and road 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 amenities of the area in accordance with advice within Section 12 of the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

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

Boundaries

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

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

Streetlighting

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

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

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

Architectural detailing

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

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

Meter boxes

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

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

Parking areas

8. The garages/parking spaces/turning areas shown on the approved plan(s) shall be constructed, drained, surfaced and completed in accordance with details that have been previously submitted to and approved in writing by the Local Planning Authority

before the dwelling is occupied and shall not thereafter be used for any purpose other than the garaging parking/turning of private motor vehicles.

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

Surfacing

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

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

Driveway widths

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

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

Alley gates

11. Prior to the first occupation of the respective dwellings, all private access alleyways to rear gardens (including individual and shared alleyways) shall be gated with a 1800mm tall gate at the end nearest the highway/shared parking court and shall be lockable/unlockable from both sides using a mortice lock.

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

Handrails

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

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

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

Landscape maintenance

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

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

Black door frames

14. All plots to be fitted with black windows shall also have a black frame to all their external doors, which shall be fitted prior to first occupation of the respective dwelling.

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

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Removal of PD for boundaries

15. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) and the means of enclosure approved by this application, no gate, fence, wall or other means of enclosure shall be altered, erected, constructed or placed on plots 868-870, 872, 873, 876-880, 885, 888-894, 896-899, 901, 904, 907-910, 914-916 that is forward of the principal elevation (or the flank wall of a dwelling at the junction of two roads or a road and shared private drive) at any time, without the prior express planning permission of the Local Planning Authority.

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

INFORMATIVES:-

1. Your attention is drawn to the planning obligation that was entered into in accordance with S106 Town and Country Planning Act 1990 prior to the grant of the respective outline planning permission.
2. Your attention is drawn to the need to comply with the conditions imposed on the outline planning permission [Ref No. S/2007/0374/OUTWNS]