

Application Number: WND/2021/0444

Location: Phase 3 Buckton Fields, Off Brampton Lane, Boughton

Development: Reserved matters application (appearance, landscaping, layout and scale) for the development of 262 dwellings including the community facility and apartments within the local centre (Phase 3) pursuant to outline approval DA/2011/0666 mixed use development comprising of up to 1050 dwellings (C3), B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure approval 6.11.2018 and approval of Condition 11 (boundary treatments), Condition 12 (street lighting), Condition 13 (finish floor levels – in part), Condition 17 (open space details), Condition 18 (engineering, highway, drainage and landscaping details), Condition 27 (electric charging), Condition 28 (tree protection), Condition 31 (badger mitigation) and Condition 32 (species survey).

Applicant: Taylor Wimpey

Agent: CC Town Planning

Case Officer: Rebecca Grant

Ward: Moulton

Reason for Referral: Major Application

Committee Date: 14/02/2021

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: THAT THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION BE GIVEN DELEGATED POWERS TO GRANT PLANNING PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS AND SATISFACTORY RESOLUTION OF SURFACE WATER DRAINAGE MATTERS.

Proposal

The application is a reserved matters application for 262 dwellings, within Phase 3 which is in the northern part of Buckton Fields Sustainable Urban Extension (SUE). Thirty-five percent (91 dwellings) will be affordable housing. The application also proposes a community facility within the local centre. Of the 262 dwellings, 60 will be apartments.

The application is considered to be in accordance with the Design and Access Statement approved under application DA/2011/0666.

Consultations

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

- None

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

- Boughton Parish Council, Brixworth Parish Council, WNC Archaeology, WNC Ecology, WNC Landscape Officer, WNC Policy Team and the Local Highway Authority.

14 representations have been received raising **objections** on the following grounds;

- Design of apartments not in keeping and balconies will affect privacy of homeowners. Suggestion that the apartments are 2 storey only.
- Design of the apartments is too contemporary.
- Traffic as a result of the apartments and development.
- Two semi-detached properties are proposed along Home Farm Drive. This is not in keeping with the street scene where all dwellings are detached.
- Home Farm Drive will be unable to cope with the additional traffic.
- Do not wish to have apartments or affordable units within the development.
- The infrastructure in place does not support rapid expansion. Home Farm Drive which is the primary access road to all these developments is already a dangerous road with many cars parked on the road due to lack of parking spaces for newly build houses.
- Suggest adding another roundabout next to Smiths Farm would give another access point to Phase 3 and hopefully ease a bit of the congestion as shown below.

Conclusion

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

The key issues arising from the application details are:

- Principle of Development
- Character of Development
- Highway Safety
- Impact upon Residential Amenity
- Landscape and Open Space
- Affordable Housing
- Discharge of Conditions

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 wider site is allocated as the Whitehill SUE under policy N8 of the West Northamptonshire Joint Core Strategy (WNJCS). Outline planning permission (ref DA/2011/0666) was approved in 2018 for the Sustainable Urban Extension (SUE) which

comprises up to 1050 dwellings, B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure.

- 1.2 This reserved matters application comprises residential parcels R3 and R4, as well as part of the area allocated as the Local Centre. Parcel R5 is covered by the replanned scheme under DA/2020/0840.
- 1.3 There is a resolution to grant planning permission (reference DA/2020/0840) to replan part of the Phase 3 wider site, removing the consented part and ride and care home, reducing the amount of employment land and providing up to 85 additional dwellings (over and above the consented 1,050 dwellings) on the site. At the time of drafting this report, the S106 is still being finalised.
- 1.5 Buckton Fields is located to the north of Northampton. To the east of the application is Buckton Fields East which is near completion. This was built under outline planning approval DA/2008/0500 and the relevant reserved matter applications. The northern edge of the site is bound by Brampton Lane, beyond which are open fields. Along this boundary is Smiths Farm shop, the Brampton Valley Way car park, and to the north west on the other side of Brampton Lane is the Windhover pub and Brampton View care home. To the south eastern corner is the recently opening Buckton Fields Primary School. The site slopes down to Welford Road. On the opposite side of Home Farm Close is further residential parcels under construction.

2. CONSTRAINTS

- 2.1 No constraints within or adjacent to the site.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. The application is a Reserved Matters Application within Phase 3 of the SUE. The proposal is for 262 dwellings of which 91 units will be affordable. This equates to 35% affordable units.
- 3.2. The scheme will deliver:

Market dwellings:

1 bed apartment x 12
2 bed apartment x 12
3 bed dwelling x 92
4 bed dwelling x 55
Total 171

Affordable rent:

One bed apartment x 24
Two bed apartment x 12
Two bed dwelling x 26
Three bed dwelling x 27
4 bed dwellings x 2
Total 91

- 3.3. The proposed dwellings are in a mix of apartments, semi-detached/terraced dwelling and detached dwellings. Most dwelling are 2 storey in height, with some 2.5 storey provided. Within the area allocated as the local centre (to the east of the application site), 3 blocks of 3 storey apartment blocks are proposed. This will comprise a total of 60 apartments.

- 3.4. Access to the site is taken from the spine road (Home Farm Drive) which runs from the east from Brampton Lane and then towards Welford Road to the west. The full length of Home Farm Drive is not yet open.
- 3.5. Three access points are taken off Home Farm Drive and these have ready been installed and approved under the spine road consent. There is a clear hierarchy of road typologies across the site, down to private driveways. All dwellings have off-road parking, some dwellings have garages. There are also visitor parking spaces across the site.
- 3.6. The site contains an area of open space in the northern part of the site. 3.2ha are proposed containing a Local Area of Play (LAP), a Local Equipped Area of Plan (LEAP) and a Neighbourhood Equipped Area of Play (NEAP). Further open space is provided to the west of the site, along with a primary foot and cycle link through the centre of the site which links the southern part of the SUE to the northern area and open space.
- 3.7. To the eastern part of the site a community centre is proposed. This is proposed near to the open space. Dedicated parking is proposed for the community centre.
- 3.8. The application also proposes to discharge a number of conditions attached to the outline consent.

4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
DA/2007/1400	Residential development consisting of approximately 1050 dwellings with employment area (B1 use), local centre, primary school, care home, open space, structural landscaping, highways and drainage infrastructure works and a park and ride scheme (Retention of farm shop)(All matters reserved except for means of access) (in part)	Refused 9.09.2011
DA/2008/0500	Outline application for residential development consisting of up to 376 dwellings with Primary School, open space, structural landscaping, highways and drainage infrastructure works (all matters reserved except means of access) (in part) (Amended Scheme) This application related to Phase 1 (known as Buckton Fields East)	Approved 3.12.2013
DA/2011/0666	Mixed use development comprising of up to 1050 dwellings (C3), B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and	Approved 6.11.2018

	drainage infrastructure. All matters reserved except access, internal spine road and development (layout, scale, appearance and landscaping) within the site area as defined on plan ref: P16-0295_17 (Revised scheme)	
DA/2013/0994	Reserved Matters submission for 376 dwellings, open space, structural landscaping, highways and drainage infrastructure works (all matters except access) pursuant to outline application DA/2008/0500	Approved 26.06.2014
DA/2020/0840	Outline application for mixed use development comprising of up to 85 dwellings, 1 Ha of employment land (Use Class E), public open space and associated highways and drainage infrastructure.	Resolution to approve subject to S106
WND/2021/0769	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to application DA/2011/0666 in relation to the local centre including the discharge of Condition 11 (boundary treatments), Condition 16 (opening hours), Condition 18 (in part – internal site layout and hard/soft landscaping), Condition 27 (electric vehicle charging points) and Condition 28 (protection to trees).	To be determined

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 Daventry 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
- S10 Sustainable Development Principles

- H1 Housing Density and Mix and Type of Dwellings
- H2 Affordable Housing
- N8 Northampton North of Whitehills Sustainable Urban Extension
- C1 Changing Behaviour and Achieving Modal Shift
- C2 New developments
- BN1 Green Infrastructure Connections
- BN2 Biodiversity
- BN7 Flood Risk
- BN9 Planning for Pollution Control

Daventry Local Plan (Part 2) (LPP2)

5.4. The relevant policies of the LPP2 are:

- H08 Housing Mix and Space Standards
- CW1 Health and Well Being
- CW2 Open Space Requirements
- ST1 Sustainable Transport Infrastructure
- EN1 Landscape
- ENV4 Green Infrastructure
- ENV5 Biodiversity
- ENV10 Design

Neighbourhood Plan (NHP)

5.5. Boughton does not have a neighbourhood plan.

Material Considerations

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

Supplementary Planning Guidance e.g. SPG on house extensions etc.
 National Policies the National Planning Policy Framework (NPPF)
 Chapter 2 Achieving sustainable development
 Chapter 5 Delivering a sufficient supply of homes
 Chapter 8 Promoting healthy and safe communities
 Chapter 12 Achieving well-designed places

Technical Housing Standards – Nationally Described Space Standard (NSS, 2015)
 National Design Guide 2019
 Northamptonshire Parking Standards 2016
 Local Highway Authority Standing Advice 2016

Daventry Supplementary Planning Documents

Biodiversity Supplementary Planning Document (2017)
 Housing Supplementary Planning Document (2017)
 Planning Out Crime in Northamptonshire (2004)

6. RESPONSE TO CONSULTATION

Below is a summary of the consultation responses in regards to the second round of consultation received at the time of writing this report. Responses are available to view in full via the online Planning Register.

Consultee Name	Comment
----------------	---------

Boughton Parish Council	Comments: The Parish Council are disappointed that there has not been more of an attempt to design the scheme more sympathetically to the environment. The Parish Council are concerned that the apartment blocks appear to retain a stark and urban appearance in what is a semi-rural location.
Brixworth Parish Council	Comments: The Parish Council make the following observations; The overall density of the residential units; The lack of amenity facilities; Vehicular impact on the surrounding highway infrastructure; Three storey apartments and its impact within the street scene; and Park and ride provision and the lack of a village centre.
WNC Local Highway Authority	No objection All matters regarding layout raised in the LHA's previous response have been addressed. POS – Football Pitch Football pitch removed from layout. No further comments. Cycle Path - It is acknowledged that the applicant has no control over the spine road and the spine road does not fall within this application. No further action possible regarding this previously raised matter. Vehicle Tracking - All acceptable. Highway Construction Details - Whilst the applicant has submitted information on typical highway construction details, these matters will be agreed as part of any subsequent Section 38 submission and associated technical audit rather than as part of a planning application. Parking - The LHA is content that parking has been provided in accordance with adopted parking standards. Visitor parking space has been distributed across the site and it is evident that further capacity is available for on-street parking. The LHA is supportive of the inclusion of EV charging infrastructure.
WNC Environmental Health	No objection No further comments. Will review discharges of conditions as and when they are submitted.
WNC Landscape Officer	No objection Recommends a condition regarding root protection areas.
WNC Ecology	No objection Pleased to see that hedgehog holes had been added to the close board fence specification (dwg STD/BOUND/06.2.1) and that the suggested seed mix changes had been incorporated into the soft landscaping plan dwg 21-050-05 rev C.
WNC Policy Team	No objection Make a number of comments on the housing mix, space standards and open space requirements.
Crime Prevention Design Advisor	No comments received on second round of consultation
Archaeology	Confirm that the archaeological mitigation work has started and good progress is being made with the work.

7. RESPONSE TO PUBLICITY

7.1 14 representations have been received following the second round of consultation. These representations object to the proposal on the following grounds;

- Height of apartments. Suggestion that they should be 2 storey only.
- Loss of light caused by the apartments.
- Traffic as a result of the apartments.
- The apartments are too modern and do not blend into the existing development.
- Concern with balconies as they will affect privacy of homeowners.
- Brampton Lane is very congested now, at peak times queuing from Welford Road up the hill past the farm shop, and then from Harborough Road north roundabout back past the Home Farm Drive roundabout and then down the hill of Brampton Lane. Traffic in Home Farm Drive is very heavy as it is currently the only road in and out of the development. A serious consideration should be to install traffic calming measures throughout the whole length of Home Farm Drive to prevent it being a rat run.
- Two semi-detached properties are proposed along Home Farm Drive. This is not in keeping with the street scene where all dwellings are detached.
- Home Farm Drive will be unable to cope with the additional traffic.
- Do not wish to have apartments or affordable units within the development.
- Question whether the builders be extending play areas and the play park to accommodate for the number of dwellings and if the building design will stay in keeping with the current design and countryside feel to the development?
- The infrastructure in place does not support rapid expansion. Home Farm Drive which is the primary access road to all these developments is already a dangerous road with many cars parked on the road due to lack of parking spaces for newly build houses. Please note that this is even before Home Farm Drive is connected through from Welford Road to the main roundabout on Brampton Lane. Add to it a recently open primary school adding more pupils every year. Adding even more housing without proper infrastructure is inadvertently going to make this a very dangerous and congested road.
- Suggest adding another roundabout next to Smiths Farm would give another access point to Phase 3 and hopefully ease a bit of the congestion as shown below.

8. APPRAISAL

Principle of Development

8.1. The application site falls within the policy N8 allocation of the WNJCS. Policy N8 states that the development will make provision for:

- In the region of 1,000 dwellings;
- A primary school;
- A local centre to include local retail facilities of an appropriate scale (including a small convenience store), health care services and community facilities;
- Local employment opportunities;

- Financial contributions to off-site highways works to mitigate the impact of the development of the highway network including improvements to the Kingsthorpe Corridor (A508), the Cock Hotel junction and the North West Bypass;
- An integrated transport network focused on sustainable transport modes including public transport, walking and cycling with strong links to the adjoining neighbourhoods, employment areas and the town centre;
- Structural green space and wildlife corridors as indicated on the policies map;
- Open space and recreation provision;
- Archaeological and ecological assessment of the site and required mitigation;
- Flood risk management including surface water management and from all other sources.

8.2. The principle of the development on this site was established through the granting of outline planning permission in 2018 (planning application reference DA/2011/0666). Planning permission was granted for;

Mixed use development comprising of up to 1050 dwellings (C3), B1 employment, residential care home (C2), park and ride facility of up to 500 spaces, local centre (A1/A2/A3/A5), primary school, public open space and associated highways and drainage infrastructure. All matters reserved except access, internal spine road and development (layout, scale, appearance and landscaping) within the site area as defined on plan ref: P16-0295_17 (Revised scheme)

8.3. The application is considered to be in accordance with Policy N8 of the WNJCS.

8.4. Other material considerations will now be discussed below, before all considerations are weighed in the planning balance towards the end of the report.

Impact upon character of the area

8.5. The principal of the layout was established through the granting of the outline consent which approved Condition 36 requiring all reserved matters applications shall not materially depart from the submitted Design and Access Statement.

8.6. The approved Design and Access Statement under application DA/2011/0666 states that 'proposals reflect a continuation of Buckton Fields East character and design, with large detached dwellings fronting the principal street set back behind a verge. Secondary streets create linkages to and from the principal street allowing access to dwellings. Generally, these routes are fronted by building densities which are tighter with semi-detached and terraced properties. The design of the development proposals are broadly based on the principles of perimeter blocks that provide a strong frontage to the public realm whilst protecting the amenity of existing residents'.

8.7. A total of 7 character areas were proposed within the Design and Access Statement approved under application DA/2011/0666. These are intended to show how variations in layout, form, appearance and function vary across the whole of the development.

Area 1 – Neighbourhood Focus

This forms the heart of the development and includes the local centre, primary school and an element of higher density housing.

Area 2 – Main Street West

Main Street travels through the development from Welford Road to the roundabout on Brampton lane.

Area 3 – Main Street East

Main Street East enters the site from Brampton Lane travel through the development to Welford Road.

Area 4 – Neighbourhood Core

This character area occupies the greatest portion of Buckton Fields. Perimeter blocks are bisected by smaller lanes and mews to create high permeability. Building range in height up to 3 storey and comprise of small terraces, townhouses and apartments with some detached and semi-detached building with lower density. Overall the density will be medium.

Area 5 – Harborough Road North

This area is located on the eastern edge of the development, along Harborough Road North, fronting the existing large detached and semi-detached houses. It forms the interface between old and new development.

Area 6 – Open Space/Countryside Edge

These occupy 3 separate zones. Relevant to this application is PO3 which is a large area of open space incorporating flood attenuation. Development will be lower density comprising large detached/semi-detached houses creating a linear rural land character fronting the open space.

Area 7 – Employment

The employment is located close to the junction with Welford Road, on a bus route making access to non-car users more convenient.

8.8. This approach was continued for Buckton Fields West within which Phase 3 falls. Phase 3 is within the following character areas;

8.9. Principle Street – land fronting Home Farm Close

Dwellings are predominately detached within spacious plots. 2 pairs of semi-detached properties are however proposed along the principle street. Each dwelling has a detached garage which is set back from the frontage. Dwellings are constructed in red brick with dwellings on corner/prominent positions being constructed in reconstituted brick. These dwellings have recon stone headers and cills around the windows. Mock Tudor effect panelling is used and follows the design principles of previous phases. Chimneys are used on key buildings. This detailing follows the approach on the opposite side of Home Farm Drive. Dwellings have individual access from Home Farm Drive.

8.10. Green Edge – land backing onto the open space to the north and also land fronting the pedestrian/cycleway which run through the development

Dwellings are predominately detached although there are some semi-detached dwellings and terraced dwellings are positioned along the green link within the central area of the development. Dwellings have a looser feel being accessed from a private drive. Each dwelling has a detached garage set back from the frontage. Dwellings are constructed in both buff and red brick with brick detailing around the windows. Amended plans are to be submitted illustrating dwellings with chimneys and the use of reconstituted stone.

8.11. Neighbourhood – general area between the principle street and green edge

With the neighbourhood area are a variety of house types, detached, semi-detached and terraces. There are also a variety of parking design, some with detached garages set

back from the frontage and some with parking to either the side, rear or front of the property.

8.12. Local Centre – to the east of the site, adjacent to the existing primary school

Within the local centre three apartment blocks are proposed. One block fronts onto Home Farm Drive, one fronts Road 3 and the other is set back before the land allocated for the local centre units. A community centre building is also proposed within the local centre. This is set back from Home Farm Drive and is adjacent to the open space.

8.9 The proposed dwelling typologies have adopted a design approach which reflects that of the surrounding area, specifically the other parcels of Buckton Fields. The Design and Access Statement for the outline application included a materials schedule with a variety of facing bricks and roof materials. Red bricks are proposed along the spine road with Tudor mock panelling which was a design approach accepted on dwellings along the Spine Road on earlier phases. The neighbourhood area will also have red bricks with key buildings being in buff or stone effect. The green edge will also use stone effect bricks. A materials schedule has been submitted but this is yet to be approved and as such a condition requiring samples to be submitted is proposed.

8.13. The approved masterplan allocates an area within Phase 3 for a local centre including up to 70 residential units above the shops. The approach to this area has altered since the masterplan was approved. The area allocated for the local centre has been subdivided. Along the eastern boundary of the site, fronting Home Farm Drive will be a local centre. This is subject to a separate reserved matters application (WND/2021/0769) and has not yet been determined. Brixworth Parish Council raised concern with the lack of a village centre however this will be the centre of the development, where the local shops and amenities will be provided as well as the primary school, as set out on the approved masterplan. There will also be a community centre which has direct access to the open space.

8.14. This current reserved matters application wraps around the application site for the local centre. Three blocks of apartments are proposed, one fronting Home Farm Drive, one at right angles to it and one set back within the site. A community centre is also proposed within this area of the application site. The community building is set back from the frontage with Home Farm Drive and positioned near to the open space. This will allow users of the community centre convenient access to the open space if required. The provision of a free standing building that is separate to the local centre and residential uses ensures that the delivery and future management/ownership is simplified. The community centre is single storey and comprises a hall, a kitchen, a meeting room and toilets. Details for the management of the community centre are not yet available. There is a condition attached to the outline consent which requires this to be approved. The aim of the community centre is for use by the local community for parties, social activities etc. Car parking is available for users of the community centre.

8.15. Whilst the proposals for the local centre are not what was envisaged at outline stage, it is positive to see the local centre coming forward to serve the new residents of the development. The concept of residential units above the shops was not considered to be practical in this environment as it would result in a large 4 storey block, adjacent to the school and two storey dwellings, resulting in a development out of keeping with the character of Buckton Fields. As such the applicants have developed a concept of having the apartments in one location, adjacent to the local centre and primary school, in the heart of the development. The apartment blocks are three storey in order to give some prominence within the street scene but still respecting the character of the surrounding residential environment.

- 8.16. The design of the apartment blocks has been amended following concerns raised by officers and both Boughton and Brixworth Parish Councils. Both Parish Councils have raised concerns regarding the urban design of the apartments with Brixworth querying the 3 storey aspect of the apartments. The original design of the apartments was very symmetrical with very little variation in the articulation of the facades. The amended design has provided more articulation with variation in the windows design, balconies and projecting elements. A representation has been received with regards to potential overlooking from the balconies. The balconies only allow the doors to open inwards, they do not allow residents to sit out on the balcony. The view from the balcony is no different from that of a window and as such it is not considered that they will result in lack of privacy for existing residents.
- 8.17. The apartment blocks now have doors on the front elevation to provide active frontages to Home Farm Close and the highway. Pedestrian access is also available to the rear of the apartments to allow direct access from the parking area.
- 8.18. The parameter plans approved under the outline consent require the apartment blocks within the local centre to be under 14m. The scheme submitted illustrates the apartments to be 11.8m and consequently under the parameters of the outline scheme.
- 8.19. It should be noted that the outline consent approves up to 79 residential units (apartments) within the local centre. This reserved matters application only proposes 60 apartments and therefore is within the parameters of the outline consent. No further apartments are proposed via the local centre application (WND/2021/0769). This application is purely for the retail element.
- 8.20. A number of representations have been received in relation to the apartments stating that they are out of keeping with the area. It was always envisaged that apartments would be part of any reserved matters application so the principle was established at outline stage. As stated above, it was previously envisaged that apartments would be above the local centre however this would have resulted in an overly dominant building which would certainly have been out of keeping with the residential environment. It is considered that the revised design of the apartments is acceptable. A condition is proposed requiring samples of materials to be submitted and approved prior to works above slab level.
- 8.21. To the north of the site is a large area of public open space, including a NEAP, LAP and LEAP facilities, along with a drainage basin. This area of open spaces is proposed in the same location as indicated on the approved masterplan and as such is considered to be acceptable. A number of houses along the Green Edge front on to the open space in order to provide surveillance.
- 8.22. The proposed design approach for Phase 3 follows that approved for Phase 2 including;
- A principal avenue along the front edge of the site adjacent to the spine road with a strong building line and prominent street scene;
 - A neighbourhood character area with a mixture of dwellings including some higher density terraces/semi-detached dwelling pairs including houses of 2.5 storey design; and
 - A green edge character adjacent to the public open space areas with detached dwellings at a lower density with detached garages providing more space between dwellings.

- 8.23. A number of amendments have been made to the layout to address design issues. As a result of these amendments it is considered the design of the layout is acceptable. It will provide a variety of house types in order to create an interesting residential environment and one which has character and should provide legibility.
- 8.24. In order to ensure that the materials palette is acceptable, a condition is proposed to require details and samples of materials to be submitted.
- 8.25. With regards to density, Policy H1 of the West Northamptonshire Joint Core Strategy (WNJCS) requires development with Sustainable Urban Extensions (SUE) to achieve a minimum average density of 35 dwellings per hectare (dph).
- 8.26. Details have been submitted to illustrate the net density of the development to be 38dph. This is in accordance with Policy H1 of the WNJCS which requires a minimum average density of 35 dph. The masterplan envisaged a total of 294 dwellings within this phase however only 262 are proposed due to the requirements to fulfil Policy CW2 with regards to open space. It is therefore considered that the density of the site is acceptable.
- 8.27. The infrastructure for electric vehicle charging points will be provided to every property to allow future connection.
- 8.28. It is considered that the scheme now accords with the principles set out in the Design and Access Statement and the parameter plans. As such, the proposal is in accordance with Policy ENV10 of the Daventry Local Plan (Part 2).

Impact on Highway Safety

- 8.29. Policy C1 of the WNJCS states that priority will be given to proposed transport schemes that will contribute towards behavioural change by, inter alia, providing access by walking, cycling and public transport, maximising the use of existing capacity within the transport infrastructure and managing the demand for car based travel within urban area.
- 8.30. Policy C2 of the WNJCS expects new development to achieve modal shift targets set out in the JCS by maximising travel choices from non-car modes.
- 8.31. A Transport Assessment was approved under the outline planning application. This reserved matters application is in accordance with the principles established under the outline consent and approved Transport Assessment.
- 8.32. WNC Highways have made a number of comments on the application and have been involved throughout the consultation process. A number of amendments have been made to take account of comments raised by Highways with regards to highways safety. WNC Highways approve the submitted Travel Plan and satisfied that the condition can be discharged.
- 8.33. Access to the site is taken from the existing spine road (Home Farm Drive) which runs from the east from Brampton Road to the west towards Welford Road. Officers originally expressed concerns over the proposal to have individual vehicle accesses directly onto the spine road however the LHA accepted this design features as it replicates the access arrangement on plots directly opposite.
- 8.34. Parking has been designed in accordance with Northamptonshire Highway Parking standards. Parking is accommodated in the following ways; Largely on-plot behind building line. To the front of each dwelling in block of 4 allowing at least 2.7m between each group to enable correct design of dropped kerb and adequate landscape strips.

- 8.35. WNC Highways have confirmed that the revised layout has addressed all previous comments raised and as such is acceptable.
- 8.36. Brixworth Parish Council have raised an issue with vehicular impact on surrounding highway infrastructure. A number of representations have also been received in regards to traffic and congestion as a result of the new development. Traffic modelling was carried out at outline stage and the findings set out in the approved Transport Assessment. The impact of movements on the surrounding highway network were considered to be acceptable at outline stage. This reserved matters application approves the detailed design of the highway. The LHA have confirmed that the detailed design of the highway network is acceptable.
- 8.37. Brixworth Parish Council also raised a query in relation to the park and ride facility. This facility is within Phase 3 of Buckton Fields but not within this red line application site. Application 2020/0840 has a resolution to grant planning permission subject to finalising the S106. This application approves the removal of the park and ride facility. It was considered that removing the park and ride site would not have any adverse consequences for the traffic assessment. The LHA concluded that the change of land use to residential actually creates less peak trips than the Park & Ride would have and so is beneficial in terms of trip generation during the peak period.
- 8.38. Subject to final approval of WNC Highways, given that there are no highway reasons to warrant refusal of the application, the application is considered to be acceptable.

Impact upon residential amenity

- 8.39. The nearest residents to the development will be those living in the dwellings constructed to the south of Home Farm Drive. There is in excess of 20m between dwellings facing each other. Whilst the dwellings on the southern side of Home Farm Drive are set at a slightly lower level, this is not significant and it is therefore considered that the relationship between existing and proposed dwellings is acceptable.
- 8.40. With regards to levels on the site, these do vary and as such further details have been requested to ensure that there are no incidences of dwellings being overbearing upon each other.
- 8.41. A number of sections have been submitted to illustrate the relationship between dwellings where differences in levels is significant. There are only a limited number of examples where differences in levels could potentially be an issue. In order to limit the impact of differences in levels, a number of design solutions have been considered. For example, dwellings have been off set to reduce overlooking/overbearing, dwellings have been reoriented to limit the number of habitable windows facing each other and gardens have been tiered/stepped.
- 8.42. On balance, it is considered the layout has been designed to take account of levels and how dwellings will relate to each other in terms of overlooking and overshadowing. It is therefore considered that the proposal is in accordance with Policy ENV10 of the Daventry Local Plan (Part 2).

Landscape and Open Space

- 8.43. Policy ENV1 is concerned with ensuring that the proposal maintains the distinctive character and quality of the District's landscapes. ENV4 also aims to protect, enhance and restore the District's green infrastructure network.

- 8.44. The approved indicative Masterplan sets out the principles of development and provides an indication of where open space will be located.
- 8.45. Condition 17 of the outline planning consent specifically requires compliance with the adopted open space standards at the time of the reserved matters application.
- 8.46. Policy CW2 of the Part 2 Local Plan sets out the open space requirements for new development. A total of 3.2 ha of public open space is provided across the development. This consists of,
- 0.91ha Parks and Gardens
 - 0.92ha Amenity Open Space
 - 0.99ha Accessible Natural and Semi Natural Greenspace
 - 0.16ha Children and Young People
- 8.47. The main area of open space is provided in the northern part of the site adjacent to Brampton Lane. This area of open space will include a NEAP, LAP and LEAP along with a drainage basin and a large area of public open space. Ornamental tree planting and landscaping is also proposed across the site to enhance the visual appearance of the development.
- 8.48. There is also a primary pedestrian/cycle way green link running north/south through the site which provides a link from the open space to Home Farm Drive. This link is lined with trees and has dwellings fronting on to it to provide surveillance.
- 8.49. The level of open space provided is in accordance with Policy CW2 and is in fact over providing as the requirement is for 3.2ha. It is therefore considered that the level of open space is sufficient for the development.
- 8.50. Our Landscape Officer has been involved with the application and has no objection in principle to the proposals.
- 8.51. Given that the scheme complies with the parameters set in the outline planning approval with regards to open space, it is considered that the landscaping details are acceptable and as such in accordance with policy BN2 of the WNJCS and ENV1, ENV5 and CW2 of the Daventry Local Plan (Part 2).

Affordable Housing

- 8.52. The site falls within West Northampton Joint Core Strategy (WNJCS) policy H2 (Affordable Housing) which states that on all housing development of five or more dwellings in Northampton Related Development Area (NRDA), 35% should be provided as affordable housing.
- 8.53. The scheme will provide 91 affordable units (35%) which comprise;
- One bed apartment x 24
 - Two bed apartment x 12
 - Two bed dwelling x 26
 - Three bed dwelling x 27
 - 4 bed dwellings x 2
 - Total 91

- 8.54. The proposed dwellings are a mix of apartments, semi-detached/terraced dwelling and detached dwellings. All affordable dwellings will be tenure blind and will be spread across the whole of the development.
- 8.55. Policy H04 of Daventry's Housing SPD specifies a housing tenure mix of 70% rented and 30% intermediate housing for sites within the NRDA. This is currently still under discussion with the applicant.
- 8.56. The Affordable Housing Officer has confirmed acceptance of the approach and mix proposed. As with other SUE's, the mix of housing tenure is considered across the whole of the development rather than individual phases. It is therefore considered the proposal is in accordance with the principles of Policy H2 of the WNJCS.

Other considerations

- 8.57. National Space Standards - Policy H08 part Ciii) requires that all dwellings should meet the national space standards. The majority of the dwellings meet the minimum national space standards for the minimum number of people for each dwelling type. The applicant has worked with the LPA and increased the size of the two bed houses to meet the space standards as these were originally considerably below. The three bed dwelling is only slightly below standard and as such is considered to be acceptable.
- 8.58. Notwithstanding the above, we are unable to require the applicant to increase the size of these units as there were no conditions attached to the outline planning permission requiring the development to adhere to these requirements. Legal advice has been sought which concluded that there is a plethora of case law and appeal decisions which supports and confirms the position that prescriptive details cannot be imposed as requirements at reserved matters stage unless details were first secured as part of the outline planning permission. The reserved matters can only properly deal with those requirements set out in the Order. Provided the reserved matters application falls within the principle of what was approved as part of an outline planning permission (together with any relevant planning condition detail requirements) there is no ability to seek to impose further restrictive details.

Discharge of Conditions relating to original outline planning approval

- 8.59. The applicants propose to discharge a number of conditions attached to the outline planning approval. These are discussed below;
- 8.60. Condition 11 - boundary treatments
The proposed boundary treatments follow the principles of the wider Buckton Fields development. Subject to a couple of minor amendments and receiving amended plans, the condition can be discharged.
- 8.61. Condition 12 - street lighting
WNC's Adoption Team have advised the condition can be discharged.
- 8.62. Condition 13 - finish floor levels (in part)
Details are considered to be acceptable and the condition can be discharged in relation to the built development.
- 8.63. Condition 17 – open space details
Considered to be acceptable and the condition can be discharged.

- 8.64. Condition 18 – Engineering and construction drawings (highways, drainage and landscape details)
Waiting for confirmation that the condition can be discharged.
- 8.65. Condition 27 - electric charging within local centre
Infrastructure will be provided to enable future connection. Details provided and considered to be acceptable.
- 8.66. Condition 28 - tree protection
WNC's landscape officer has confirmed that the tree protection measures are acceptable.
- 8.67. Condition 31 - badger mitigation
A badger mitigation strategy has been submitted with the application in relation to the discharge of Condition 31. Updated badger investigations were undertaken during 2020/2021 on site. The report sets out the required mitigation and compensation measures required across the site, along with an ecological construction method statement. WNC's Ecologist has advised that the condition can be discharged.
- 8.68. Condition 32 - species survey
WNC's Ecologist has advised that the updated species survey is sufficient for the condition to be discharged.

9. FINANCIAL CONSIDERATIONS

- 9.1. CIL is payable at a rate of £1,478,301.30 for this development.

10. PLANNING BALANCE AND CONCLUSION

- 10.1. The planning system is actively encouraged to assume a presumption in favour of sustainable development rather than being an impediment to sustainable growth. The site, being located with the Buckton Fields SUE will have a good level of accessibility and be within reasonable walking and cycling to the local centre. Taking the above into account, this development is considered to be acceptable.
- 10.2. The proposal has been designed in accordance with the parameter plans approved at outline stage and the indicative masterplan.
- 10.3. On balance, it is considered that the proposal is acceptable in planning terms and hence overall complies with policies SA, S1, S10, H1, H2, N8, C1, C2 and BN1, BN2, BN7 and BN9 of the West Northamptonshire Joint Core Strategy and policies ST1, H08, CW1, CW2, EN1, ENV4, ENV5 and ENV10 of the Settlements and Countryside Local Plan (Part 2) (February 2020).

11. RECOMMENDATION / CONDITIONS AND REASONS

DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO GRANT PLANNING PERMISSION SUBJECT TO:

- 1. CONDITIONS AS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY); AND**
- 2. RECEIPT OF SATISFACTORY TECHNICAL APPROVAL IN RELATION TO SURFACE WATER DRAINAGE**

Conditions

Drawing Numbers

1. The development shall be carried out strictly in accordance with the following drawings;

Layouts:

Planning Statement

Location Plan 10055_01 2

Planning Layout 10055-02 Rev B

Masterplan 10055-02.1 Rev A

Materials Dispersion Plan 10055/03 Rev A

Street Scenes 10055/05 Rev A

Refuse Plan 10055/07 Rev A

Character Zone Plan 10055/14 Rev A

Boundary Treatments Plan 10055/38.1 Rev A

Areas Plan 10055/48 Rev A

Charging Point Location Plan 10055/49 Rev A

House Types Pack:

Garages 10055/18 Rev A

Bin/Cycles 10055/07.1

Apartments 18 Block 10055/19.1 Rev A

Apartments 24 Block 10055/19.2 Rev A

NA20/7/PL2

NA20/7/PL3

NA44/7/PL1 A

NA44/7/PL2 A

NA44/7/PL3 A

NB31/7/PL1 A

NB31/7/PL2 A

NB31/7/PL3 A

NT41/7/PL1 A

NT41/7/PL2 A

NT41/7/PL3 A

PA21/7/PL2

PA21/7/PL3

PA33/7/PL2 A

PA33/7/PL3.1 A

PA33/7/PL3.2

PA34/7/PL2 A

PA34/7/PL3 A

PA42/7/PL3 A

PA44/7/PL1 A

PA44/7/PL2 A

PA44/7/PL3 A

PT36/7/PL1 A

PT36/7/PL2 A

PT36/7/PL3.1 A

PT36/7/PL3.2 A

PT36/7/PL3.3

Community Centre Plans & Elevations 2123-200 Rev A 3

Post & 3 Rail Fence Detail STD/BOUND/03.1
1800mm Close Board Fence Detail STD/BOUND/06.2.1
1200mm Ball Top Fence STD/BOUND/25.1
1500mm Ball Top Fence STD/BOUND 25.2
1800 Brick Wall Detail STD/BOUND/31.2
Post & Rail Gate Details STD/BOUND/GATE 01
Ecological Method Statement & Environmental Management Plan EDP7127_R001
Rev D
Badger Mitigation Strategy EDP7127_R002 Rev D
Site Sections (1 of 3) 20252-030 Rev B
Site Sections (2 of 3) 20252-031 Rev B
Site Sections (3 of 3) 20252-032
R3&4 Drainage Layout (1 of 5) 20252-100 Rev C
R3&4 Drainage Layout (2 of 5) 20252-101 Rev C
R3&4 Drainage Layout (3 of 5) 20252-102 Rev C
R3&4 Drainage Layout (4 of 5) 20252-103 Rev C
R3&4 Drainage Layout (5 of 5) 20252-104 Rev E
External Works (1 of 5) 20252-110 Rev A
External Works (2 of 5) 20252-111 Rev A
External Works (3 of 5) 20252-112 Rev A
External Works (4 of 5) 20252-113 Rev A
External Works (5 of 5) 20252-114 Rev C
Highway Construction Details 20252-300 Rev A
Drainage Construction Details 20252-301 Rev A
Basin 2 Detail 20252-330 Rev A
Basin 2 Calculations 15.05.21
Basin 3 Detail 20252-331 Rev A
Basin 3 Calculations 14.04.21
MicroDrainage Calculations
Tree Survey & Constraints Plan (1 of 2) 21-050-01
Tree Survey & Constraints Plan (2 of 2) 21-050-02
Detailed Soft Landscape Proposals (1 of 4) 21-050-03 Rev C
Detailed Soft Landscape Proposals (2 of 4) 21-050-04 Rev C
Detailed Soft Landscape Proposals (3 of 4) 21-050-05 Rev C
Detailed Soft Landscape Proposals (4 of 4) 21-050-06 Rev C
Tree Protection Plan (1 of 2) 21-050-07 Rev B
Tree Protection Plan (2 of 2) 21-050-08 Rev B
Long Term Landscape Management Plan 20051/DP/LMP001
Proposed Street Lighting Layout 8400-2518 Rev A

Reason: To ensure development is in accordance with the submitted drawings and to enable the Local Planning Authority to consider the impact of any change to the approved plans.

Hard landscaping

2. Notwithstanding the Boundary Treatments Drawing 10055/38.1 Rev A prior to construction of the dwellings above slab/foundation level details of hard landscaping works shall be submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatments (including hedgehog holes), including full details of the proposed boundary walls, fences, railings and gates to be erected, specifying the colour of the railings and gates; footpaths. The hard landscaping works shall thereafter be completed in full accordance with the approved details prior to first occupation of the dwellings to which they relate.

Reason: Drawing 10055/38.1 Rev A is not acceptable in its current form as elements of enclosures are missing and in the interest of residential amenity further details are required in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

Removing Permitted Development Rights

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no alterations shall be made to any means of enclosure hereby approved that front a highway, footpath or private drive, and no new means of enclosure shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts on to a highway, footpath or private drive, in either case without the prior written consent of the Local Planning Authority. For the avoidance of doubt, 'means of enclosure' shall include fences, gates, railings, walls or hedges. Any gates shall be set back 5.5m from the highway boundary.

Reason: In the interests of the visual amenity of the area and of highway safety and in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

Materials

4. Notwithstanding Drawing 10055/03 Rev A (Materials Dispersion Plan) prior to construction of the dwellings above slab/foundation level samples (including photographs) of the materials to be used for the external surfaces shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: From the approved application details it is not possible to assess the appropriateness of the proposed materials without checking them on site and comparing them to their surroundings, to ensure the proposed materials are appropriate to the appearance of the locality. Because it can take up to 8 weeks to discharge a condition, it is recommended the samples are provided at least 8 weeks before they need to be ordered. In the interests of visual amenity of the area in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

Architectural Detailing

5. Notwithstanding the approved plans, further information on addition of chimneys to house types PA34, PA44, NA44, NT41 and PT36 within the Green Edge and house types PT36, PA44, NB31, NT41, NA44 within the Principal Streets shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the buildings 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 ENV10 of the Settlements and Countryside Local Plan (Part 2).

Landscaping

6. The submitted and approved landscaping scheme shall be implemented prior to the development, or any phase of the development, being first occupied/used, or in accordance with a programme submitted to and approved in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree or shrub, they, or any planted in replacement for them, are removed, uprooted or destroyed or die (or becomes in the opinion of the Local Planning Authority, seriously damaged or defective) another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of the visual amenity of the area and in accordance with Policy ENV1 of the Settlements and Countryside Local Plan (Part 2).

Use of garages

7. The garages, parking spaces and turning areas shown on the approved plan(s) shall be constructed/laid out and surfaced in accordance with the approved drawings before the dwelling is first occupied and shall not thereafter be used for any purpose other than garaging/parking of private motor vehicles.

Reason: In the interests of residential amenity and the safety and convenience of users of the adjoining highway in accordance with Policies ENV10 and SP1 of the Settlements and Countryside Local Plan (Part 2).

Affordable Housing

8. Prior to occupation of any dwelling, details of the affordable housing provision including the tenure split (70/30), which units are rented and intermediate and the phasing of the affordable housing 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 providing an appropriate level and standard of affordable housing.

Retaining walls

9. Notwithstanding Drawings Site Sections 20252-030 Rev B, Site Sections 20252-031 Rev B, Site Sections 20252-032 and Site Section 20252-033 prior to construction of the dwellings above slab/foundation level, details of any retaining walls proposed shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenity of the area and in accordance with Policy ENV1 of the Settlements and Countryside Local Plan (Part 2).

Meter boxes

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

Reason: In order to safeguard the visual amenities of the area in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2)

Colour scheme for windows and doors

11. Notwithstanding the submitted Materials Dispersion Plan 10055/03 Rev A all windows and front doors shall be finished in accordance with a colour scheme which shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason: In order to safeguard the visual amenities of the area in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2)

Community Centre

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the proposed community centre shall be used only for purposes within Class F2 of the Town and Country Planning (Use Class) Order 1987 (as amended).

Reason: In order to secure a satisfactory mix and quantum of uses proposed within the local centre in accordance with the outline planning permission DA/2011/0666.

13. The proposed car parking area shown on the approved plans for the community centre shall be constructed/laid out and surfaced in accordance with the approved drawings before any part of the community building hereby approved in first occupied and shall not thereafter be used for any purpose other than parking for the community centre.

Reason: In the interest of safety and convenience of users of the adjoining highway and in accordance with Policy ENV10 of the Settlements and Countryside Local Plan (Part 2).

NOTES

As required by Article 35 of the Town and Country (Development Management Procedure) (England) Order 2015 (as Amended) the following statement applies: In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner with a view to seeking solutions to problems arising in relation to the consideration of this planning application.