



Planning Committee Report

Application Number: N/2014/1429

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

Development: Application for the partial approval of details submitted pursuant to condition 8 (Design Code) to include all details relating to residential and landscaping areas but excluding details relating to all Commercial Areas, Mixed Use Areas, Grange Farm Commercial Hub, Secondary School and Primary Schools. relating to planning permission N/2014/1429 [Outline Planning Application (all matters reserved except access) for a Sustainable Urban Extension comprising up to 3,000 dwellings including affordable housing; up to 7.2ha employment land (Class B1 office/light industry and Class B2 general industry); a local centre to accommodate a food store (2,230m²), 6 shop units (750m²) for retail (Class A1), professional and financial services (Class A2), restaurant/cafe (Class A3), drinking establishment (Class A4) and hot food takeaway (Class A5); public house/restaurant; nursery (Class D1); 2 primary schools; secondary school; redevelopment of Grange Farm for cafe/restaurant/public house or hotel; extension of the North West Bypass on the site; provision of open space and strategic landscaping and wildlife corridors; surface water/flood management works and associated engineering works for drainage and services.

Applicant: Persimmon Homes & BDW Trading

Agent: Pegasus Group

Case Officer: Andrew Longbottom

Ward: Kings Heath Ward

Reason for Referral: Affects Sustainable Urban Extension

Committee Date: 09/05/2022

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: AGREE TO THE PARTIAL DISCHARGE OF THE PLANNING CONDITION

Proposal

Application to partially discharge condition 8 of the outline planning permission for the Dallington Grange (SUE) which seeks to agree the Design Code.

Consultations

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

- Lead Local Flood Authority
(Officer comment;- the change requested by the Lead Local Flood Authority has been incorporated into the revised Design Code)

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

- Environment Agency
- Environmental Health
- Police Crime Prevention Design Advisor
- The Local Highway Authority
- WNC Landscape Consultant
- Canal and River Trust
- NCC Development Management
- Natural England
- The Ramblers
- Historic England

No consultees are **in support** of the application.

No letters of objection or support have been received from third parties.

Conclusion

The Council is currently out to consultation on a second draft of the proposed Dallington Grange Design Code. The written updates to Members will update members on whether all matters have been addressed.

If all outstanding matters have been addressed in the revised version, then it is considered the code is consistent with the outline planning permission and represents a logical progression from the associated Masterplan and Design and Access Statement. The applicants have worked with officers to amend and revise the code to produce a set of guidelines which should enable developers to design appropriate, detailed, reserved matters planning applications for this SUE. As such Condition 8 of the planning permissions should be partially discharged in accordance with the recommendation.

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

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site is situated approximately 3.7km to the north-west of the town centre on the urban fringe of Northampton. It is bound to the north/ north east by the mainline railway and the Brampton Arm of the River Nene, and by Kings Heath residential estate to the south east. The southern boundary comprises allotments, residential development and Lodge Farm industrial Estate. Dallington Heath/ Harlestone Firs, an area of woodland, is situated to the west and north west, with Northamptonshire County Golf Course to the north. The site is currently accessed via

a metalled single-track private drive from Nene Way, an estate road providing access to Mill Lane.

- 1.2 The application site comprises 208 hectares of predominantly mixed agricultural fields, with Grange Farm, a residential farmstead and associated commercial activities, located to the north of the site, a waste/storage facility adjacent and a communications building and mast situated to the north east.
- 1.3 The site is generally undulating with levels falling along a north west to south east axis through the centre of the site, dropping down towards the north eastern boundary adjacent to the Brampton Arm of the River Nene, and to the south/south west boundary adjacent to Dallington Brook.
- 1.4 The site comprises predominantly mixed arable and grazing agricultural land, and grassland, with Grange Farm buildings to the north. There a small number of internal hedgerows delineating the field boundaries, and external boundaries are mostly marked by hedgerows and tree belts. There are a small number of isolated trees within the site, but the site is flanked by managed plantation woodland at Harlestone Firs to the north, and a woodland strip at Dallington Brook.

2 CONSTRAINTS

2.1 The application has the following planning constraints

- The land is very undulating
- Parts of the site adjacent to the River Nene and Dallington Brook situated within Flood Zones 2 and 3
- A water main runs north to south across the site, with a further water main running along the eastern boundary of the site with Kings Heath.
- There are a number of archaeological assets within the site, most notably a Neolithic causewayed enclosure in the north western half of the application site, considered to be of National Importance, with evidence of Anglo-Saxon activity immediately to the north; and evidence of an Iron-Age settlement located in the south western part of the site
- Kingsthorpe Village Conservation Area is situated beyond the railway line to the east of the site.
- Bridleways HW21 and HW6 run north west/south east across the site across the southern and northern boundaries of the site respectively
- Public Footpath HW44, part of which is proposed to be diverted, extends from the northern section of the site and bridleway across an uncontrolled level crossing over the railway line and into residential properties in Kingsthorpe
- Bridleway HW6, runs from the junction of Mill Lane and Nene Way (south of Kings Heath) in broadly northern direction towards Dallington Heath
- There are a number of Local Wildlife Sites within or adjacent to the application site including Dallington Heath Local Wildlife Site (LWS), situated within the site and considered to be species-rich in acid grassland, and Kingsthorpe Tussocks LWS, the majority of which is located outside the application site to the north east
- The site is located approximately 4.5km to the north west of the Upper Nene Gravel Pits Site of Special Scientific Interest (SSSI).

3 DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 In February 2021 a hybrid planning permission was granted by the former Northampton Borough Council for up to 3000 dwellings, a secondary school, two primary schools 7.2 Ha of employment land, Local Centre, redevelopment of Grange Farm, Extension of the North West bypass, open space, landscaping, and flood management works.

3.2 The current application seeks to partially discharge condition 8 of this permission which requires the submission and approval of a Design Code. The applicant has submitted a Design Code, however as the proposals for some uses have not been sufficiently progressed the application is to agree the Design Code for the residential and landscaping areas only and excluding details relating to all Commercial Areas, Mixed Use Areas, Grange Farm Commercial Hub, Secondary School and Primary Schools. These will need to be the subject of a separate application to discharge the condition which will also need to be reported to the Strategic Planning Committee.

3.2. The condition requires that the Design Code should be broadly in accordance with the approved Design and Access Statement and should include, where relevant, details and guidance in respect of the following matters:

- The proposed movement network delineating the primary, secondary and tertiary streets and pedestrian and cycleway connections, setting out the approach to estate design, treatment of non-vehicular routes and car and cycle parking.
- Phased layout principles to include urban structure, form and layout of the built environment, building heights, densities, legibility, means of enclosure, key gateways, landmark buildings and key groups.
- The proposed layout, use and function of all open space within the development based on the principles set out in the submitted Green Infrastructure Strategy dated April 2018.
- The approach to and design principles applied to parking (on street and off-street).
- The design approach for areas within the public realm including landscaping and hard surface treatments, lighting, street trees, boundary treatments, street furniture and play equipment.
- Servicing, including utilities, design for the storage and collection of waste and recyclable materials.

4 RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
N/1995/215	Outline application – comprehensive residential development, together with retail, employment and other land uses including access roads.	Not proceeded with.
WN/2006/0001	Residential and Mixed Use Development	Withdrawn

		20.06.06
WN/2006/0002	Comprehensive development of approximately 2,500 Dwellings and Mixed Use Development Site (Duplicate of Outline Application 99/0611)	Withdrawn 20.06.06.
N/2007/0154	Development comprising up to 3,500 dwellings; a local centre of up to 4.15ha (Classes A1-A5, B1(a), C2, C3, D1 and D2); an employment area up to 10 ha (Classes B1, B2 and B8); two primary schools; reuse and redevelopment of Grange Farm for cafe/restaurant/public house or hotel.	Withdrawn 30.06.15

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 Local Plan (Part 1 – saved policies) 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:

S1 - The Distribution of Development
S2 – Hierarchy of Centres
S3 - Scale and Distribution of Housing Development
S4 - Northampton Related Development Area
S5 - Sustainable Urban Extensions
S9 - Distribution of Retail Development
S10 - Sustainable Development Principles
S11 - Low Carbon and Renewable Energy
C1 - Changing Behaviour and Achieving Modal Shift
C2 - New Developments
RC2 - Community Needs
E6 - Education, Skills and Training
H1 - Housing Density and Mix and Type of Dwellings
H2 - Affordable Housing
H5 - Sustainable Housing
BN1 - Green Infrastructure Connections
BN2 - Biodiversity
BN3 - Woodland Enhancement and Creation
BN5 - The Historic Environment
BN7a - Water Supply, Quality and Wastewater Infrastructure
BN7 - Flood Risk
BN8 - The River Nene Strategic River Corridor
BN9 - Planning for Pollution Control

INF1 - Approach to Infrastructure Delivery
INF2 - Contributions to Infrastructure Requirements
N1 – The Regeneration of Northampton
N7 – Northampton Kings Heath SUE
N10 – Convenience Shopping Needs Outside Northampton Town Centre

Northampton Local Plan (Part 2) (LPP2)

- 5.4 Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

H1 – Major New Residential Development
H4 – Sites for Major New Residential Development
L26 – Leisure Proposals
T4 – Main Distributor and Primary Roads
L4 – New Local Recreation Land
R11 – Shopping Facilities in Major Residential Development
E1 – Landscape and Open Space
E6 – Greenspace
E11 and E12 – Hedgerows Trees and Woodland
E18 – Sites of Acknowledged Nature Conservation Value
E19 – Implementing New Development
E20 – New Development (design)
E29 – Crime and Vandalism
H32 – Affordable Housing
T12 – Development requiring servicing

Supplementary Planning Documents

Northampton Parking Standards (November 2019)
Planning out Crime in Northamptonshire SPG 2004
Upper Nene Gravel Pits Special Protection Area SPD (adopted September 2017)
Biodiversity SPD for Northamptonshire (adopted September 2017)

Other Material Considerations

Northampton Green infrastructure Plan (2016)
Open Space, Sport and Recreation Needs Assessment and Audit (2009)
National Planning Policy Framework (NPPF)

Northampton Local Plan Part 2 (2011-2029) (Emerging)

Following the decision at the Full Council on 18 January 2021, the former Northampton Borough Council submitted the Northampton Local Plan Part 2 (2011 – 2029) and supporting documents to the Secretary of State for Housing, Communities and Local Government (now Secretary of State for Levelling Up, Housing and Communities) on 4 February 2021 for examination. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

In line with Paragraph 48 of the National Planning Policy Framework, the policies contained within the emerging Northampton Local Plan Part 2 are therefore a material consideration in the determination of planning applications. The weight afforded to the policies relevant to this application are set out below:

Policy 1 - Presumption in Favour of Sustainable Development (Significant weight)
 Policy 2 – Placemaking (Moderate weight)
 Policy 3 – Design (Moderate weight)
 Policy 4 – Amenity and Layout (Moderate weight)
 Policy 5 – Carbon Reduction, Community Energy Networks, Sustainable Design and Construction and Water Use (Moderate weight)
 Policy 6 – Health and Wellbeing (Significant weight)
 Policy 7 – Flood Risk and Management (Significant weight)
 Policy 14 - Type and Mix of Housing (Moderate weight)
 Policy 18 - Supporting New Employment Development and Schemes Outside Safeguarded Sites (Significant weight)
 Policy 19 - New Retail Developments and Retail Impact Assessment (Moderate Weight)
 Policy 20 – Hot Food Takeaways (Significant weight)
 Policy 21 – Residential Development on Upper Floors (Significant weight)
 Policy 23 - Sports Facilities and Playing Pitches (Significant weight)
 Policy 24 – Community Facilities (Significant weight)
 Policy 27 – Sustaining and Enhancing Existing, And Supporting The creation of, Northampton’s Green Infrastructure. (Significant weight)
 Policy 28 – Providing Open Spaces (Significant weight)
 Policy 29 - Supporting and Enhancing Biodiversity (Moderate weight)
 Policy 31 – Protection and Enhancements of Heritage Assets (Significant weight)
 Policy 32 – Designing Sustainable Transport and Travel.(Significant weight)
 Policy 34 – Transport Schemes and Mitigation. (Significant weight)
 Policy 35 – Parking Standards (Significant weight)
 Policy 36 – Electronic Communication Networks (Significant weight)
 Policy 37 – Infrastructure Delivery and Contributions (Significant weight)

6 RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received for the original submission of the Design Code. Responses are available to view in full on the Council’s website.

Consultee Name	Position	Comment
Environment Agency	No Comments	
Northamptonshire Lead Local Flood Authority	Objects	The Design Code needs to state the flood mitigation works need to be designed to the 1 in 200 year standard. <i>(Officer comment;- the change asked for by the Lead Local Flood Authority has been incorporated into the revised Design Code)</i>
Environmental Health	Comments	The Design Code should include details of the provision of electric car charging points <i>(Officer comment;- This is covered in the planning conditions in the hybrid planning application)</i>
Police Crime Prevention Officer	Comments	(i) High specification front doors should be used, (ii) Inappropriate use of footpaths and cycleways should be considered, (iii) Play areas need to be overlooked (iv) The police do not support the use of rear parking courts, however where used they should be secured by gates.

Local Highway Authority	Comments	<ul style="list-style-type: none"> (i) Traffic calming should not be designed into the development from the outset (ii) Rear parking courts should only be used for flats, (iii) Parking courts should only be used if dwellings front onto the courtyard, (iv) No more than 4 spaces in a row or 10m of dropped kerb before a full height kerb is required. (v) A single garage can be counted as a single parking space as long as additional ancillary external storage is provided. (vi) The specification of the main street and secondary street needs to be amended to meet adoptable standards (vii) Sharded surfaces to be used for short sections only (viii) Trees and/or shrubs and grasses are to be retained in adopted land, a commutable sum for maintenance may be sought by the Highway Authorities. (ix) Any highway footpath must be standard tarmac (no colour variation). (x) The design of the highway adjacent to the neighbourhood centre needs more detail and should have a standard road design. (xi) Detailed design of the highways around the schools will be important to ensure highway safety
WNC Landscape Consultant	Comments	<ul style="list-style-type: none"> (i) The landscaping around the relief road should be amended to ensure it is more in keeping with the character of the area. (ii) The SUDS scheme within the Brampton Valley Park should have a less engineered appearance (iii) There should be wetland tree species near the SUDS basins (iv) There should be more attention to the design of the gateway to the Dallington Community Park (v) The footpath routes through the Dallington Community Park need to be re-examined (vi) There should be more tree planting within the Dallington Community Park. (vii) There should not be pinch points between the Dallington Community Park and the residential area (viii) There should be better connections between the Sky View Park and the wider development. (ix) The planting within the Heritage Park needs to be reviewed. (x) The treatment of the existing hedgerow is not clear. (xi) There should be nodal designs at intersection points on the Linear Park (xii) The benefits of a swale in the linear park need to be examined. (xiii) The SUDS system within the Dallington Brook Corridor need to have a

		landscaped and not engineered appearance. (xiv) There are further planting opportunities in the Dallington Brook Corridor. (xv) The design of the housing fronting onto the Dallington Brook Corridor needs careful consideration. (xvi) There are maintenance issues with some of the planting proposed for the Dallington Brook Corridor.
--	--	--

Below is a summary of the consultation responses received for the first revision of the Design Code. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Environment Agency	No Comments	
Canal and River Trust	No Comments	
NCC Development Management	Comments	There should be early engagement in relation to the design of the proposed schools.
Natural England	No Comments	
National Highways	No comments	
The Ramblers	Comments	(i) Toucan crossing should be adjacent to the Pegasus crossings (ii) The width of the footpath HW44 needs to be amended to show the width of footpaths shown in the footpath diversion orders.
WNC Archaeology	Comments	(i) Care need to be taken to ensure that earth mounding and landscaping does not damage the archaeological remains in the Heritage Park. (ii) There is the opportunity to use QR codes in the area so that people visiting the park can find out more about it.
Historic England	Comments	Further consideration needs to be given to the landscaping and mounding within the Heritage Park
WNC Landscape Consultants	Comments	(i) A Number of changes have been made to address the comments previously made (ii) In respect of the SUDs area care must be undertaken at the detailed design stage to ensure that the retention areas are 'organic in form', fit with the immediate landscape character and in harmony with the adjacent contours. (iii) The design adjustments illustrated within the Heritage Park layout and the footpath connection are positive and appropriate (iv) The Nodal points symbols in the Linear Park have been added but are not described. (v) Some of the tree and shrub species proposed are not compatible with the local soil types or have a limited life span. (vi) Some comments previously made have not been addressed
Local Highway Authority	Comments	(i) Traffic calming should not be designed into the development from the outset (ii) Rear parking courts should only be used for

		flats, (iii) Parking courts should only be used if dwellings front onto the courtyard, (iv) No more than 4 spaces in a row or 10m of dropped kerb before a full height kerb is required. (v) A single garage can be counted as a single parking space as long as additional ancillary external storage is provided. (vi) The specification of the main street and secondary street needs to be amended to meet adoptable standard. (vii) Sharded surfaces to be used for short sections only (viii) The design of the highway adjacent to the neighbourhood centre needs more detail and should have a standard road design. (ix) Some of the green links lack interest. (x) Pedestrian routes should take priority at crossings. (xi) The Planting Strategy should be expanded to ensure a stronger planting and species framework (xii) The description of the play equipment is considered appropriate however surface materials need careful consideration.
--	--	---

Below is a summary of the consultation responses received for the second revision of the Design Code. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
WNC Archaeology	Comments	The comments made previously have been addressed in the latest revision of the Design Code.
Police Crime Prevention Design Advisor	Comments	(i) The play areas can result in anti-social behaviours and should be separate from dwellings by well used roads. (ii) The use of rear parking courts should be avoided. (iii) The dwellings should use high security front doors (iv) The commercial areas should be covered by CCTV cameras. (v) Rear parking courts should have automatic opening gates.

7 RESPONSE TO PUBLICITY

No third party responses have been received

8 APPRAISAL

What is a Design Code?

8.1 The Department for Levelling Up, Housing and Communities Planning Policy Guidance on 'Design: process and tools' describes design codes as "illustrated

design requirements that provide specific, detailed parameters for the physical development of a site or area” (Paragraph: 008 Ref ID: 26-008-20191001 - PPG).

- 8.2 A Design Code is a technical delivery document which should serve as a quality benchmark that can be applied to the whole development. Design Codes should be read in conjunction with other documents, which set out a clear vision, principles and character for the development, such as the Design & Access Statement and Masterplan. Codes should develop the design vision and provide a clear set of requirements (the codes) to achieve/deliver this vision. The Spatial Masterplan provides the broader place-based vision, whilst codes interpret and articulate this vision.
- 8.3 A Design Code should not constrain the detailed design solutions for individual phases but it should set out a general design approach and aspirations for the provision of a number of different character areas across a large development. The proposed design approach should be informed by a character analysis; an appraisal of existing development within the vicinity of the site. The code should include a sufficient variety of character areas in order to create distinct places within a large scheme to make the development visually interesting and legible. At the same time, it should also ensure consistency in the detailed design for buildings within each area to produce harmonious and attractive spaces and neighbourhoods.
- 8.4 A Design Code should also set out rules for how strategic infrastructure will be dealt with across the development. For example, illustrations showing the hierarchy of various road types should be included and give minimum/maximum widths and surface treatments for the various elements within the highway (carriageway, verge, footpath, cycleway etc). Examples of other strategic matters which would typically be addressed are parking, non-vehicular movement, connectivity, public open space, play areas, the local centre, affordable housing, refuse, drainage, crime prevention, utilities, street furniture etcetera.
- 8.5 On a multi-phased development scheme (such as a SUE) where it is likely that a number of different developers will build out various parts of the site a Design Code is an important document in ensuring that the development and its strategic infrastructure is delivered in a coherent and harmonious way. It should provide developers with a ‘guide book’ for all future reserved matters applications for the various phases of the SUE which would be expected to adhere to the code.

Dallington Grange Design Code

- 8.6 Condition 8 of the hybrid planning permission for Dallington Grange states that a Design Code for the site needs to be submitted having regard to the approved Design and Access Statement for the site and needs to cover the movement network, densities, legibility, means of enclosure, focal points, green infrastructure, parking, servicing, and waste collection.
- 8.7 Officers have been working together with the applicants, Persimmon Homes and David Wilson Homes, to agree a Design Code for Dallington Grange since outline planning permission was granted.
- 8.8 During discussions with the applicants, it became clear that the proposal for certain parts of the site were not sufficiently advanced for them to be included with the Design Code, hence, in order to move the development forward, a different strategy was adopted, this being to exclude certain parts of the site from the Design Code and for separate later Design Code(s) to be submitted for these parts of the site. The

code(s) for these parts of the would also need to be agreed by the Committee in the same way. The Design Code is therefore to agree the coding for the residential and landscaping area but to exclude details relating to all commercial areas, mixed use areas, Grange Farm Commercial Hub, the Secondary School and Primary Schools.

8.9 The applicants have addressed the majority of the issues raised by Officers and consultees however at the time of writing a further revision of the code is being consulted upon to address the final issues raised by Officers and the outstanding matters set out in section 6 above. The final consultation responses and any necessary amendment to the recommendation will be addressed in the Committee Updates.

8.10 The following part of the report describes the various sections of the Design Code:

Existing Site Context

8.11 The Design Code includes a character assessment of the north west of Northampton including the areas of White Hills, Kingsthorpe, Queens Park, Kings Heath, Obelisk Rise, Duston, New Duston and the rural areas of Boughton and Harlestone Village. The assessment looks at the form and style of dwellings as well as layout and architectural detailing. This section then influences the proposed appearance of the development within the site. The assessment demonstrates that within the urban areas there are a wide range of architectural style and layouts ranging from very formal Victorian terraces and older detached dwellings through interwar housing estates, modern more car orientated later twentieth century estates. Some of the areas are also more architecturally appealing than others. Looking at the rural areas, such as Harlestone village, there is a different vernacular to the dwellings which is distinct from the urban areas. It is clear that there is no one overall architectural style in the north west of Northampton which needs to be replicated on the development site.

Street and Movement Network

8.12 A Masterplan and Access Parameter Plan for the development was approved as part of the hybrid planning permission and condition 6 of the planning permission states that the development shall not materially depart from these plans. The Design Code builds upon this by illustrating the main pedestrian routes, bridleway routes cycleways, leisure walking routes. The future goal is to reduce the amount of car use over the longer term and therefore the development provides the opportunity for a number of transport modes to be used.

8.13 The site will be accessed via three vehicular access points, from the relief road, Hawksmoor Way and Mill Lane plus a number of pedestrian access points. Vehicular access will also be available from Conway Close on the Kings Heath estate, but this will serve a maximum of 100 dwellings. The approved masterplan illustrates the major road through the development and main pedestrian routes. The main street will have a dedicated 3 metre wide footpath/cycleway, the secondary streets and shared private drive will have dedicated footpaths whilst the shared surface streets, which are quieter by nature use a shared surface approach. There are two cycle routes which run close to the site, these are national Route 6, which passes through the centre of Northampton and route 359 and these routes can also be used by electric scooters which are currently being used in Northampton. The code also illustrates the negotiated bus service arrangements with the bus service entering the site from Hawksmoor Way which then executes a circuit of the site along the Main Street before again exiting the site via Hawksmoor Way.

Parking Design Principles.

- 8.14 The parking guidance accords with the adopted Parking SPD for Northampton and advocates a wide range of parking solutions that can be applied across the development. The majority of allocated parking will be with the private curtilage, this will be achieved by either parking to the front, parking to the side or integral parking within the dwelling. Rear parking courts will prominently be for flats and any rear parking courts for houses will be used only where other solutions do not exist and will serve a very limited number of units and will be well overlooked by the dwellings.
- 8.15 Whilst Highways and the Police Crime Prevention Design Advisor have reservations about the use of parking courts it is not the intention to use parking courts in the development where other options could be utilised. It has been agreed that these could be used for flats and for houses where they are well overlooked and secure and there are no other sensible solutions. Having a wide selection of parking solution will help to enable designers to use the right solution for the different parts of the layout.
- 8.16 Where frontage parking is used in the development this will be used in the maximum of 4 in a block before there is a planted landscape strip to visually break up the parking areas. Also, no more than 50% of semi-detached dwellings in any one phase or sub phase of development will have frontage parking. Frontage parking will be more prevalent for terraced housing due to the nature of the layout of these houses.
- 8.17 There are still some outstanding matters that need to be addressed including the comments of the Local Highway Authority as set out above and details of the design of the parking spaces and landscaping associated with it. The applicants have submitted a second revision to the Design Code and the Council is currently consulting upon this and Officers will update members on whether the issues have been satisfactorily addressed.

Street Designs

- 8.18 A set of Street Typologies provides a guide to how a hierarchy of streets will be implemented within the development going from main street with swale as highest-level street type, to secondary streets, to private drives and shared surfaces at the bottom level. The typologies include diagrams to show typical sections through the different road types. Details of the road speeds, accessibility for buses, widths and construction of carriageways, footpath/cycleways, street lighting, highway planting and verges are provided. With regard to the swales the cross sections give indications of their depth and how they will be landscaped.
- 8.19 There are still some outstanding matters that need to be addressed including the comments of the Local Highway Authority as set out above. The applicants have submitted a second revision to the Design Code and the Council is currently consulting upon this and Officers will update members on whether the issues have been satisfactorily addressed.

Sustainable Urban Drainage Scheme

- 8.20 The site includes a Sustainable Urban Drainage System (SUDS) which have the advantage of creating more interesting and attractive urban areas to live work and play, increase opportunities for placemaking providing a habitat for wildlife and biodiversity and increasing opportunities for landscaping. Swales will be used to collect water and will vary from the informal and naturalistic to urban in character and

adding interest to residential frontages. Rain garden will further create a feature within the public realm and street scape. Opportunities for planting within the SUDS include trees shrubs, reeds and marginal wetland species. Estate railings will mark the edge of the swales where necessary to give the additional feeling of quality and concrete headwalls will be avoided, instead using a brick or sandbagged wall and a stone base. Wooden bridges will be used to cross the swales where necessary.

- 8.21 There are still some outstanding matters that need to be addressed from Officers and the Landscape Consultant. The applicants have submitted a second revision to the Design Code and the Council is currently consulting upon this and Officers will update members on whether the issues have been satisfactorily addressed.

Site Wide Principles

- 8.22 The Site Wide Principles cover the following matters which have implications for the whole site including density, building heights, crime prevention and character area and house typologies.
- 8.23 The density plan shows where the higher and lower densities will be within the development and follows the principles set out in the approved Design and Access Statement and how the average of 35 dwellings per hectare will be achieved but also following the principles of the Design and Access statement in identifying the higher density area nearer the centre of the site, with the lower densities nearer the open space and edges of the site.
- 8.24 The building height plan has been more closely defined from the Design and Access Statement (DAS), with taller dwellings along the main street, where up to 10% of the dwellings can be three storeys. The plan also defines a larger area adjacent to the main street where up to 35% of the dwellings can be 2.5 storey in height, which is more restrictive than the DAS. The dwellings fronting onto the Heritage Park have been looked at again and the maximum ridge heights for these areas have been reduced in height from a maximum of 14 metres to 12 metres and a maximum of only of 50% of the dwellings to be 2.5 storeys.
- 8.25 The Design Code includes a section on crime prevention which gives the following commitments:
- Ensure natural surveillance of public and semi-private spaces
 - Orientate building so that they face the street open and footpath links
 - Clearly define public and private spaces
 - Design car parking spaces that are secure and overlooked
 - Vehicular and pedestrian routes will be designed to that they are open well used and direct
 - Provide good lighting
 - Ensure adequate maintenance of spaces to deter and minimise anti-social behaviour.

This need to be read in conjunction with Condition 12 of the planning permission which requires the developers to demonstrate how the objectives of Secured by Design have been achieved in the development in each of the reserved matters applications submitted.

- 8.26 The Design Code includes basic diagrams of all the typologies for the dwellings that are proposed to be provided as part of the development. This gives the basic design and parameters of each of the dimensions of the dwellings for the two, two and a half and three storey dwellings. Officers have works with the developers to refine the typologies and also to create rules as to how some of the typologies are used and to ensure that they harmonise with one another within the street scene and do not create too much of a vertical emphasis where taller dwellings are used by grouping such dwellings together.
- 8.27 The development site has been split into 4 different character and this has been simplified from the first submission of the Design Code. The north west third of the site, that borders the open countryside is known as the Firs Neighbourhood and this part of the site will draw on the rural vernacular to influence the detailed design of the dwellings. Within this character area are the two Firs Gateways which will have different treatment with higher quality materials and design to provide an attractive entrance to the development.
- 8.28 The central band of the development is split into two separate character areas Dallington South Neighbourhood, which takes its detailed design influences from the adjacent Duston area and the Dallington North Neighbourhood which takes its detailed design influences from the Kingsthorpe area of the town. Within these areas are the north and south gateways to the development which again will have a high-quality palette of materials to provide an inviting entrance to the development. Also within this area is Community Park Frontage which has a more traditional palette of materials and architectural detailing.
- 8.29 The fourth character area is the Heath Neighbourhood where a more modern and contemporary design of dwelling will be used, although it is called the Heath neighbourhood it will not draw upon the designs of the Kings Heath housing estate for its inspiration.
- 8.30 In addition, the design of the dwellings located along the main street will respect the neighbourhood designs, however, to provide some continuity in the design of the main street, they will have some continuity of materials, architectural detailing and colouring to give a slightly more contemporary appearance to the street.
- 8.31 The Design Code provides extensive details on the architectural detailing of the dwellings located in the different neighbourhood including how and when they will be used and includes:
- Wall Materials
 - Roof materials
 - Window designs
 - Window header designs
 - Window cill designs
 - Window colours
 - Eaves treatments
 - Verge treatments
 - Chimneys
 - Boundary treatment
- 8.32 These details have been worked up in considerable detail and have been extensively discussed with the applicants with Officers pushing for higher quality design and materials on the site whilst still retaining the balance between the quality of the materials used and retaining the viability of the development

8.33 There is still some clarification needed in relation to the house typologies and some amendments needed on the architectural detailing. The applicants have submitted a second revision to the Design Code and the Council is currently consulting upon this and Officers will update Members on whether the issues have been satisfactorily addressed.

Public Open Space and Play Provision.

8.34 The final section of the Design Code sets out details for the landscaping strategy and play strategy to be applied across the SUE including the following

- The North West Relief Road
- Brampton Valley Parkland and Play Space
- Dallington Community Park
- Sky View Park
- Heritage Park and Play Space
- Linear Park
- Dallington Brook Corridor.

8.35 The Police Crime Prevention Design Advisor has some concerns regarding the locations of some of the play areas however these are shown in the masterplan, which as been approved, it is not the purpose of the Design Code to rework the masterplan. However, the Police will be consulted on the reserved matters application to ensure their views on the layout of the play areas are fully considered.

8.36 This section of the Design Code provides the principles to be applied when designing the key green spaces for the development. A planting strategy is included for the various types of green spaces as well as for the residential areas. This describes the species of plants to be used within each area. Using plants of varying shapes, sizes and colours will help to create a distinctive character and reinforce and harmonise with the built form.

8.37 Also included in this section are details of the street furniture and hard landscaping that should be utilised across the SUE.

8.38 There are still some amendments needed to address the issues raised by the Council's Landscape Consultant. The applicants have submitted a second revision to the Design Code and the Council is currently consulting upon this and Officers will update members on whether the issues have been satisfactorily addressed.

9 FINANCIAL CONSIDERATIONS

9.1 CIL is payable at the relevant rate for residential and retail uses on commencement.

10 PLANNING BALANCE AND CONCLUSION

10.1 Officers have worked with the applicants over a number of months to improve the Design Code and a series of amendment have been made. However, there are still some outstanding matters that need to be addressed and there is a newly revised version which the Council is consulting upon but at the time of writing the revised Design Code has not been assessed by officers and limited consultation responses have been received.

10.2 Members will be informed in the written updates on the opinions of officers on the revised plans and the further consultation responses. If the outstanding matters have been addressed then it is considered that the Design Code will deliver the development envisaged for the site, if there are still outstanding matters then it may be necessary to amend the recommendation for the outstanding matters to be delegated to the Assistant Director for Growth, Climate and Regeneration.

11 RECOMMENDATION

11.1 **APPROVE THE PARTIAL DISCHARGE OF THE PLANNING CONDITION FOR THE DETAILS SUBMITTED PURSUANT TO CONDITION 8 (DESIGN CODE) TO INCLUDE ALL DETAILS RELATING TO RESIDENTIAL AND LANDSCAPING AREAS BUT EXCLUDING DETAILS RELATING TO ALL COMMERCIAL AREAS, MIXED USE AREAS, GRANGE FARM COMMERCIAL HUB, SECONDARY SCHOOL AND PRIMARY SCHOOLS.**