

Application Number: WNS/2021/1815/MAR

Location: Land at Waters Lane, Middleton Cheney

Proposal: Application for Reserved Matters Consent for Layout, Scale, Appearance, Landscaping and Access in respect of a Residential Development comprising 54 no. dwellings (Pursuant to outline planning permission S/2020/0441/MAO)

Applicant: Mulberry Homes

Agent: nineteen47

Case Officer: Tom Ansell

Ward: Middleton Cheney

Reason for Referral: Reserved matters application for a major development

Committee Date: 12th May 2022

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS.

Proposal

The application is the reserved matters submission following outline application S/2020/0441/MAO, which was allowed at appeal following its refusal by the planning committee on 6th August 2020.

At outline stage the only reserved matter was the means of access (not including internal roads) taken from Waters Lane to the south-west of the site. Therefore, this reserved matter application is seeking consent for the following elements...

- Layout
- Scale
- Appearance
- Landscaping

The description refers to 'Access' being a reserved matter too. The principle of taking the main vehicular access into the site from Waters Lane was established by the outline approval. The reference to 'Access' in the description therefore refers to all other access-related matters other than what has been approved as part of the outline permission (for example, pedestrian links, internal highway layout, footpaths etc).

Procedure

During the course of this planning application the Council engaged in pre-application negotiations and discussions to address concerns it had in respect of the layout of the site, in particular its lack of alignment with the approved parameters plan, as well as concerns about parking, development parcel arrangements, house types etc.

On 19th April a new package of drawings was submitted following the conclusion of the preapplication discussions, and the Council is presently in a re-consultation period in respect of those drawings.

Consultee responses below reflect responses to the **original** submission. At time of writing, no formal responses to the new drawings have been received from either consultees or third parties (i.e. neighbours). Officers will update this report with new responses as and when they are received, and will then use written and verbal updates should any be received between this report's publication and the committee date.

Consultations

The following consultees have raised **objections** or have made **critical observations** in respect of the application:

- Crime Prevention Design Advisor, Local Highways Authority, Clinical Commissioning Group, Strategic Housing

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

- Recreation and Leisure, Environmental Protection [have referred to comments on outline permission], Building Control, Planning Policy, Conservation,

11 letters of objection have been received (from seven properties).

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
- Reserved matter: layout (including compliance with parameters plan, amenity, and internal roads/paths, parking provision etc)
- Reserved matter: scale (including housing mix and built form)
- Reserved matter: appearance (including design, finish, detailing etc)
- Reserved matter: landscaping (including boundary treatments)

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

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

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site remains largely the same as it was when the outline application was processed by the Council in mid-2020. It comprises a gross area of 2.92 hectares of arable land on the east side of Waters Lane; between Waters Lane and Thenford Road. It forms two fields divided by an established hedgerow. The land falls to the south east.
- 1.2. Access is currently provided by field gates onto Waters Lane and Thenford Road. Each of the site boundaries is delineated by hedgerows with a further hedgerow running eastwest across the middle of the site. A tree belt is located along the Thenford Road frontage.
- 1.3. Alongside the northern boundary lies a residential property and garden. Abutting the eastern edge is a field with the rear garden of a residential property off Thenford Road beyond the south eastern corner. Residential properties back onto the site beyond the southern boundary. A new housing development known as Centenary Way/Poppyfields Way lies opposite the site on the western side of Waters Lane (Council references S/2012/0221/MAO and S/2013/0928/MAR).
- 1.4. A public footpath lies beyond the site and runs westwards from Waters Lane joining with High Street. This path provides an informal route to the village's secondary school and onto the village centre.
- 1.5. The historic 'core' of lower Middleton Cheney lies to the south focussed along Main Road.

2. CONSTRAINTS

- The site lies on land considered to be open countryside
- The site lies outside the settlement confines as designated in the Part 2 Local Plan
- The site is not within a conservation area or within the setting of any listed buildings or scheduled monuments
- The site is within Flood Zone 1
- The site lies within 2km of a number of Local Wildlife Sites
- A Public Right of Way (PROW) runs opposite the site between Waters Lane and High Street and to the north
- A native hedgerow crosses the centre of the site and hedgerows run along most site perimeters
- There are mature trees along some of the site boundaries especially Thenford Road and Waters Lane
- There are residential properties in close proximity to some of the site perimeters
- The land rises in the southerly field up towards Thenford Road.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. The development is seeking reserved matters approval for 54 dwellings, following the granting of outline approval S/2020/0441/MAO by a Planning Inspector after the outline was refused by the Council's planning committee. The application seeks reserved matters approval for...
 - Layout
 - Scale
 - Appearance
 - Landscaping

- 3.2. Access has already been established and agreed from Waters Lane in the south-western corner of the site. However, no other aspects of access or highway safety were agreed at this time. Therefore, the layout of internal roads, and other means of access (i.e. pedestrian links and cycle links and recreational routes etc) are also to be considered as part of this application, within the 'Layout' reserved matter primarily.

4. RELEVANT PLANNING HISTORY

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

| Application Ref. | Proposal | Decision |
|------------------|---|-------------------------------|
| S/2020/0441/MAO | Outline planning permission for the development of up to 54 dwellings (use class C3) including means of access into the site (not internal roads), associated highway works, public open space and extended gardens to No's. 6, 8, 10, 16 Waters Lane and 15 Thenford Road. | Allowed at appeal [see below] |

- 4.2. Application 0441/MAO was approved by the Planning Inspector following its refusal by the Council's committee in August 2020. The Planning Inspector concluded that, notwithstanding a five year housing supply, the sustainability of Middleton Cheney as a settlement, coupled with the location of the sites in logical locations, the absence of any other harm and the provision of 50% affordable housing, that there were very site specific circumstances that outweighed the technical conflict with the development plan.
- 4.3. Pre-application discussions were also entered into as part of the present reserved matters application. The purpose of these discussions were to revise the site's layout, the house types, and other details that were felt to be critical to the scheme's success. The scheme before the Council today (dated 19th April) represents the outcome of these discussions.

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 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 – The Distribution of Development
- S3 - Scale and Distribution of Housing Development
- S10 - Sustainable Development Principles

- S11 – Low Carbon and Renewable Energy
- C1 – Changing Behaviour and Achieving Modal Shift
- C2 – New Developments
- RC2 – Community Needs
- H1 - Housing Density and Mix and Type of Dwellings
- H2 - Affordable Housing
- H4 – Sustainable Housing
- INF1 - Approach to Infrastructure Delivery
- R1 - Spatial Strategy for the Rural Areas

Local Plan (Part 2) (LPP2)

5.4. The relevant policies of the LPP2 are:

- SS1 – The settlement hierarchy
- SS2 – General development and design principles
- LH1 – Development within town and village confines
- LH8 – Affordable housing
- LH10 – Housing mix and type
- SDP3 – Health facilities and wellbeing
- INF1 – Infrastructure delivery and funding
- INF4 – Electric vehicle charging points
- GS1 – Open space, sport and recreation
- NE4 – Trees, woodlands and hedgerows
- NE5 – Biodiversity and geodiversity
- NE6 – SSSIs and Protected Species

Material Considerations

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Supplementary Planning Guidance
- SNC Design Guide
- SPD Parking Standards and Design
- Middleton Cheney Village Design Guide

6. RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report. Unless explicitly stated, these are the responses submitted to the original scheme, not the April 2022 plans. All responses (including those that may be received in due course as a result of the reconsultation) are available to view in full on the Council's website, via the online Planning Register.

| Consultee Name | Position | Comment |
|---------------------------------|-----------------|--|
| Crime Prevention Design Advisor | | <ul style="list-style-type: none"> • The footpath circling the POS travels close to plots with no buffer, potentially giving rise to nuisance issues as the householders will have little defensible space. • The rear parking courts are not well |

| | | |
|--|--|--|
| | | <p>overlooked and will be more vulnerable to crime, and houses around the court will have exposed rear garden boundaries.</p> <ul style="list-style-type: none"> • There is no amenity space around the apartment building making ground floor rooms more vulnerable to nuisance behaviours and burglary. |
| Recreation and Leisure | | <p><i>'The additional houses put usage pressure on the existing play, sports facilities, school facilities. No play areas are included in the design. South Northamptonshire Part 2 Local Plan 2011-2029 states the following Play Any LAP / LEAP / NEAP / MUGA. The play area should be of a size which is in line with Local Plan 2 Section 9, planning policy. For all new housing developments on sites of 6 or more dwellings (or 0.2ha) the following standards will be applied: 0.25ha per 1000 of designated equipped playing space inc teenage provision. Accessibility within 400m for LEAP 1000m for NEAP 1000m for teenage facilities. The pathway around the development is positive plus the additional trees to North of development does allow for informal play and new planting offsets the loss of trees on the development and this encourages natural play.'</i></p> <p>Officer comment; a LEAP is indicated on the site layout plan, and has been secured as part of the S106 agreement along with contributions towards its on-going maintenance. An 'Open Space Scheme' will need to be submitted as part of complying with the S106 agreement, before this LEAP is delivered.</p> |
| Environmental Protection [to revised plans] | | <p><i>'Any conditions associated with this case in relation to noise, contaminated land and light, will need to be re associated with this variation application so that the impact of these amendments on these issues are addressed.'</i></p> <p><i>If there is a noise, light and contaminated land condition associated with S/2020/0441/MAO which has not yet been discharged, then the amendments can be dealt with when these come forward for discharge.'</i></p> <p>Officer note: the Inspector did apply a CEMP condition and contamination conditions on the appeal approval.</p> |

| | | |
|-------------------------|--|--|
| Local Highway Authority | | The LHA provided a number of observations tailored specifically to the layout originally submitted. The layout has |
|-------------------------|--|--|

| | | |
|--|--|---|
| | | change, making some of the comments inapplicable or irrelevant now (i.e. plot numbers have changed, parking courts have been omitted and significantly altered). Officers will ensure up-to-date comments are submitted to the Council ahead of the committee meeting. |
| Building Control | | No objections ; all surface water to soakaway, radon protection to be ascertained, fire vehicle access to be ascertained. |
| Planning Policy | | <i>'The principle of development on this site has been established through the granting of outline application S/2020/0441/MAO. As such, the Planning Policy Team raises no in principle objection to a reserved matters application; subject to the requirements of the outline consent being complied with and any associated reserved matters application being fully compliant with the requirements of the development plan, unless material considerations indicate otherwise.'</i> |
| Northampton Clinical Commissioning Group | | <i>'The CCG can confirm there will not be sufficient capacity in the local primary healthcare system to absorb the anticipated increase in demand created by the proposed new housing development of 54 dwellings at Land at Waters Lane, Middleton Cheney. Practices in the local area are already at the limit of their capacity and the increase in population could push practices to the point that they are no longer able to accept new patients. If this were to be the case it could result in the population brought to the area by the new housing development experiencing difficulties accessing primary care health services. Therefore the CCG and NHSE & I are seeking a financial contribution towards infrastructure support to ensure the new population has access to good quality primary health care services.'</i> Officer note; the legal agreement for this site has already been prepared and signed as part of the outline submission. If no contributions were secured for the CCG at this stage (either in error or in absence of a request from CCG) then such contributions cannot be secured as part of this reserved matters application. |

| | | |
|-------------------|--|--|
| Conservation | | No additional comments to make. |
| Strategic Housing | | A number of comments were offered specifically in relation to the originally submitted scheme and mix. This has since changed, making some of the comments irrelevant or inapplicable now (i.e. material |
| | | variety, parking layouts etc). Officers will ensure up-to-date comments are submitted to the Council ahead of the committee meeting. |

7. RESPONSE TO PUBLICITY

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

7.1. There have been a small number of objections raising the following comments:

- The unsuitability of the location/access into the proposed site in terms of size/intensity of use/amenity (Officer note; already agreed in principle at outline stage)
- The proximity of internal access roads to the boundaries with properties to the east (i.e. contrary to what was indicated at outline stage/on the parameters plan)
- Insufficient parking provided within site
- Requests relating to logistical issues concerned in the construction of any development on the site (i.e. traffic routeing)
- The omission of access points for pedestrians into the site in relation to the footpath to Chenderit School and Centenary Way, despite these being shown on the concept plans at outline stage
- Harmful overlooking from properties within development due to siting of windows within elevations and proximity to boundaries etc

8. APPRAISAL

- Reserved matter: layout (including compliance with parameters plan, amenity, and internal roads/paths, parking provision)
- Reserved matter: scale (including housing mix and built form)
- Reserved matter: appearance (including design, materials)
- Reserved matter: landscaping (including boundary treatments)

Principle of Development

- 8.1. Notwithstanding the site's location beyond the settlement confines of Middleton Cheney as defined by policy SS1 of the LPP1, the principle of developing this site was established by the Inspector that allowed the appeal made in 2020 following the refusal of permission determined by the planning committee (it is noted that Officers recommended approval of the application at committee).
- 8.2. Given this establishment of the principle, and that this is the reserved matters of the outline permission that was granted permission by the Inspector (subject to conditions/S106 agreement), the principle of development is now considered to be acceptable.

Reserved matter: layout

Parameters plan

- 8.3. A parameters plan was approved as part of the outline permission, and forms one of the approved documents. This provided a defined area designated for residential development, including access roads and private drives, and potentially the fuel pumping station. The residential development comprised 1.69ha of the site, with public open space (including the attenuation area, extended gardens and landscape buffer) comprising 1.17ha.
- 8.4. The site layout originally submitted to support the application failed to comply with the parameters plan in a number of areas, particularly in the south-eastern corner where private drives had been pushed right up to the eastern boundary of the site (with Parklands).
- 8.5. During pre-application discussions, it was agreed that the approved plan's layout around the attenuation pond and pumping station were proving difficult to work with, and a slight amendment to the boundaries of residential development and open space were proposed to help create flexibility. This subsequently led to a substantial improvement in design.
- 8.6. The new parameters plan was approved as a **non-material amendment** by application WNS/2022/0554/NMA. The amount of residential developable area and open space area remains as previously agreed, but the boundaries are tweaked in places, with the biggest change being around the attenuation pond. Officers also agreed that the pumping station could 'straddle' the boundaries if it made forming a coherent layout easier.
- 8.7. The scheme before the Council today accords fully with the new, revised parameters plan, which itself is not significantly different to the originally approved one (indeed, the changes are not felt to be material or affect the principle of development).

Development blocks, internal road layout, footpaths etc

- 8.8. The revised scheme proposes five development blocks, with the density gradually loosening from south to north (as conceptually agreed at outline stage). The development blocks largely follow the Council's Design Guide (Chapter 4.2), with the primary road from Waters Lane intersecting the site culminating in a turning head at its northern most point opposite the open space, with two smaller secondary roads and four private drives projecting off this.
- 8.9. The development blocks provide active street frontages, secure rear gardens, and side-of-plot parking (in most circumstances). The private drives meander in a relatively 'organic' fashion, creating interest and also helping the scheme feel more appropriate in its rural setting.
- 8.10. A footpath loops around the northern half of the site, beginning in the turning head to the west (between plots 5 and 15) and ending to the south of the pumping station/north of the attenuation pond. This footpath is well overlooked by dwellings that face outwards, which also retain defensible private spaces and are not vulnerable to users of the footpath creating privacy conflicts.
- 8.11. This footpath will be extended to the eastern edge of the site opposite the footpath to Chenderit School; this is shown on the drawing. It is also intended for a link to be provided

to the footpath into Centenary Road; this is not shown at time of writing but will be provided as an updated drawing ahead of committee.

- 8.12. Overall, the layout now follows the Council's Design Guide, securing a logical arrangement of built form and internal roads that reads as a logical extension to the village. *Parking*
- 8.13. Parking is mainly secured to the side of plots in a tandem fashion, with third spaces (for general visitors and/or for the four/five-bedroom units) also being provided sporadically and informally on the primary road and on the private drives. There is also more limited 'front of plot' parking and two parking courts.
- 8.14. The scheme provides policy compliant parking provision for all units. The site layout drawing is labelled accordingly, making it clear that on-road parking on the primary street are for general visitors, and certain off-plot spaces on the private drives are allocated to specific plots.
- 8.15. In places, the parking arrangement could be a little bit more logical; plot 53's parking is to the rear of that dwelling, directly alongside plot 52, which must park in the parking court to the immediate south-east. However, even when parking spaces are not directly visible to the dwelling that they serve, other dwellings do provide surveillance over those spaces.
- 8.16. The two parking courts have been designed well. The apartment block to the south-east overlooks the surrounding amenity spaces and parking areas comprehensively, while also having a small defensible buffer around it. The parking court that lies more centrally within the site, serving plots 6, 7 and 11, has less natural surveillance but is open and exposed from the primary street, meaning the rear gardens of those respective plots are much less vulnerable.
- 8.17. The parking layouts used broadly complies with the Council's design guidance, ensuring suitable overlooking and security while limiting the risk of a car-dominated street scene/environment. Where there will likely be a denser arrangement of parked cars (the eastern side of the site, where the affordable units are), there are opportunities to soften this with planting on verges and between spaces.

Amenity

- 8.18. All dwellings within the development are provided with amenity space, including those within the apartment blocks (albeit this isn't private and is limited in size). Where dwellings do not have garages they are given small sheds/bicycle storage units instead. A couple of plots, particularly affordable units, have slightly narrower and smaller amenity spaces than the larger, detached private market plots (i.e. plots 41, 44), but this appears to be sporadic, and plot depths and widths are in line with the recommendations provided by the Council's Design Guide (Chapter 4.7).
- 8.19. Back-to-back distances for the development blocks exceed 18m in most locations (where it doesn't, the properties are not directly facing one another), and there are no instances of blank, two-storey elevations being addressed by habitable accommodation at close range (i.e. less than 9m).
- 8.20. Garages with gables facing into garden areas do create slightly more overbearing features for those dwellings that have garages directly alongside the garden to the rear,

but these garages nearly always serve that specific dwelling, and at any rate this is considered to cause limited harm.

- 8.21. Properties that address the primary street through the site face each other at a distance of 12-13m rather than the required 18m (for habitable windows). However, this is felt to be acceptable as a certain degree of face-to-face 'overlooking' and inter-visibility should be expected if the dwelling directly fronts the main road (this is found in more historic parts of the village, where an enclosed street scene has dwellings on both sides facing each other).
- 8.22. Properties around the apartment block, particularly those to the south-east and southwest (on Thenford Road) will note that this building is taller and generally bigger than all others on the site. It will cast a bigger shadow, and appear as a slightly more bulky structure when viewed from amenity spaces.
- 8.23. Having said that, it is positioned carefully some distance from the boundary of the site (10m at its closest point), with some proposed landscaping going between it and the edge of the site. It is also orientated such that its principal elevation faces the street and side elevation of plot 51, and the upper windows facing north and south look over parking areas and bin storage areas etc within the site boundary.
- 8.24. As such, the apartment block won't harm the amenities of any neighbouring properties.
- 8.25. A number of properties on Thenford Road and Waters Lane will benefit from a larger garden as a result of the development, and these larger gardens will also be safeguarded further by a landscape buffer that will run east/west along the new boundary. The dwellings within the site, including those closer to the boundary with Parklands to the east, and 15 Thenford Road to the south (Officers note the comments received in this respect), will be adequately protected from overlooking, noise and any other forms of disturbance as a result of the revised layout.
- 8.26. The development is considered to be acceptable in amenity terms.

Conclusion

- 8.27. The development is considered to be acceptable in all regards in respect of its layout, and this reserved matter can be recommended for approval.

Reserved matter: scale

Affordable housing mix

- 8.28. 27 affordable units are proposed, with eight of these shown as intermediate affordable housing and the remainder rented affordable housing. This quantity and tenure mix is in line with the S106 agreement.
- 8.29. In total, the revised scheme delivers...
- 8 x 1-bedroom units
 - 11 x 2-bedroom units (two of these are bungalows)
 - 7 x 3-bedroom units
 - 1 x 4-bedroom unit

8.30. This has responded to the Strategic Housing officer's observation that reducing the number of 3-beds and increasing the number of 2-beds would *'more closely accord with local need from the housing register'*. For clarity, the previous scheme's affordable housing mix comprised...

- 9 x 3-bedroom units
- 9 x 2-bedroom units

Affordable house types/sizes etc

8.31. The affordable housing types are a mixture of two-storey semi-detached and terraced dwellings. The 1-bedroom maisonettes sit on a corner and are joined onto a semidetached pair of two-bedroom dwellings to create a single block with two frontages. Elsewhere, the four-bedroom unit 'Abington' is connected to a pair of semi-detached three-bedroom units. This, combined with the use of terraces to the south-east, create a pleasing mixture of built form that adds interest to the street scene.

8.32. Affordable housing is also provided in a three-storey apartment block in the southeastern section of the site. While the footprint of this building is not much larger than the footprint of the largest five-bedroom dwelling, it will be the tallest building within the development, even with the top floor accommodation being contained mainly within the roof.

8.33. However, the building's massing has been reduced through the use of two different materials; the formal principal building with its symmetrical façade will be finished in stone, and the less formal rear projection in brick. The roof of the rear projection is also set notably down from the ridge of the principal building. Furthermore, it is sited in the south-eastern corner of the development and does not directly adjoin any other built form; it sits on its own plot, with dedicated amenity space and parking around it. This openness, combined with the absence of built form immediately surrounding it, prevents its scale from causing this part of the site to appear cramped or over-developed.

Private market housing mix

8.34. The original scheme proposed...

- 1 x 2-bedroom unit
- 6 x 3-bedroom units
- 17 x 4-bedroom units
- 3 x 5-bedroom units

8.35. The Strategic Housing officer noted that this housing mix did not follow the findings of the Council's Housing and Economic Needs Assessment (HENA), and should be reconsidered in order to comply with policy LH10(1.a.). For avoidance of doubt, this policy stipulates...

'New residential development should ensure (a.) a mixture of types, tenure, size and costs of homes are provided to meet the varied needs of existing and future residents to contribute to the creation of mixed, balanced and inclusive communities.'

8.36. The revised scheme delivers the following housing mix...

- 1 x 2-bedroom unit
- 8 x 3-bedroom units
- 16 x 4-bedroom units

- 2 x 5-bedroom units

8.37. These numbers differ slightly from those shown on drawing n1677_0081 'Planning Layout'. This is because the applicants have included the 'Humberstone' as a three-bedroom unit on this plan, rather than a four-bedroom unit. This house type shows a 'study' on the first floor where a fourth bedroom might go. The study is large enough to be used as a single bedroom and will be served by an opening that appears to be compliant as an 'escape window'. Therefore, for the purposes of appraising the house types, and on the assumption that they will be marketed as three or four-bedroom houses depending upon the household's need for a study, the 'Humberstone' is considered a four-bedroom unit.

8.38. On that basis, and taking the Officer's figures above, there is an increase of two 3-bedroom units over the original submission, a reduction of one 4-bedroom unit and one 5-bedroom unit. This means that, of the 27 private market units, a third of these have three bedrooms or fewer and two-thirds have four-bedrooms or more. The bias clearly remains towards larger units, although it has improved slightly from what was submitted previously. The Strategic Housing officer has not yet provided a view on the revised scheme.

8.39. The Council's HENA, paragraph 12.41, provides the following...

'Delivery of family-sized housing remains a requirement in both urban and rural locations of West Northamptonshire. This includes providing family housing in the widest possible choice and mix of housing locations including the urban centres in the area (Northampton, Daventry, Towcester and Brackley) and through the sustainable expansion of rural and smaller settlements (particularly helping to support economic and social vitality).'

8.40. While the scheme does seemingly address the need for family-sized housing within the rural areas, the following paragraph (12.42) within the assessment goes on to note that the affordability gap analysis contained within the HENA shows how 3-bedroom units are '*just within reach of those on average incomes*', but larger homes are not. This suggests that family-sized housing of four-bedrooms or more are less likely to be within reach of families on average incomes. Given the scheme's bias towards four and five-bedroom units, on face value, there is a risk that it provides limited opportunities for families that need more affordable (private) housing in the district.

8.41. Notwithstanding this, Officers afford weight to two material considerations. The first is that demographic trends found by the HENA tend to suggest that fewer 3-bedroom and more 4-bed and 5-bedroom units are required (paragraph 12.66). The scheme would appear to respond well to this. Secondly, three of the 4-bedroom units proposed (the 'Humberstone') are only modestly larger in size to the largest 3-bedroom units within the scheme (the 'Warwick'). Notwithstanding the position taken in paragraph 8.37 above, Officers afford positive weight to the fact that the 'Humberstone' is being shown as a three-bed with a study, as it is taking into consideration the need for the smaller family houses to have suitable working from home spaces following the trends set during the COVID-19 pandemic.

8.42. Officers can also use planning conditions to limit permitted development rights for further extensions and alterations to the smaller market dwelling house types, so as to exert control over the extent and degree to which these dwellings might

be altered in the future. This could prevent (for example) the bungalow being extended upwards into a dwellinghouse under Class AA permitted development rights, thus losing one of the three bungalows on the site.

8.43. As such, while the original response from Strategic Housing in respect of the private housing mix is noted, and the housing mix even now remains biased quite strongly towards larger units, Officers consider the scheme to be broadly according with policy LH10(1.a.) and align with the findings of the Council's HENA (which is dated July 2021). The differing position taken by the applicants and the Council in respect of bedroom numbers in the house type 'Humberstone' is not felt to represent an issue or be a reason to resist the application.

8.44. Officers therefore do not consider the bias towards larger housing on this occasion to form a reason to refuse the application. *Private market house types/sizes etc*

8.45. The market housing is provided via a variety of house types which are dotted around the site in a relatively random fashion. All are two-storeys with the exception of the 'Richmond', which contains two-bedrooms in its roof-space (it is a four-bedroom unit). The two 'Richmond' properties are located close to the primary street that runs through the middle of the site, and as such it is the two-storey development that forms the outward facing edge of the development blocks. This is felt to be the best approach to take, given the site's edge-of-settlement location adjacent to open countryside.

8.46. The largest market house is the 'Earlswood', which has five-bedrooms. It has a broad, symmetrical frontage and a large rear projection. While the rear projection is felt to be a quite wide, it is generally proportionate to the scale of the building it is attached to. There are two of these units on the 'street frontage' elevation to Waters Lane, along with a mix of smaller three-bedroom and four-bedroom market dwellings.

8.47. Overall, the number of different house types (there are six) provides for variety across the development, with all dwellings being of an appropriate scale and massing relative to the number of bedrooms they are to be given.

Conclusion

8.48. The scheme proposes 54 units, with a bias towards larger dwellings. Having considered the affordable housing mix and market housing mix, Officers are satisfied that there is an appropriate balance between smaller and larger units, which appears to align with the trends identified in the Council's HENA from July 2021. Furthermore, it is clear that some of the four-bedroom units are being provided as three-bedroom units with offices, which is felt to be appropriate given the number of people who work from home has increased significantly.

8.49. The dwellings are all appropriate in size, and the large apartment block (containing six units) has been designed carefully such that its massing, and height does not conflict with the two-storey development surrounding it.

8.50. Officers have no concerns with the scheme in respect of scale.

Reserved matter: appearance

House types

8.51. The house types have been significantly revised following the pre-application discussions:

- The private market bungalow has been simplified with a single rear projection that has a half-hip half-flat roof, stepped in from the side.
- All two-storey rear projections are stepped in from the side elevation of the host dwelling (around 300mm)
- All two-storey rear projections are also subservient at ridge level, stepped down from the ridge of the main house
- Gable depths are in line with the advice provided within the Council's Design Guide, with most roofs having 45-degree pitches, and others having 50 and 55degree pitches to add some limited variety
- Architectural detailing has been added to the rear elevations, and lintels have been added to stone dwellings and brick soldier arches to brick dwellings
- The majority of dwellings have chimneys, with some terraces and semi-detached pairs omitting them, creating variety while respecting the district's vernacular
- The dwellings feature a mixture of formal and informal fenestration depending on house type, creating a pleasing yet appropriate mix of designs that also respect the opening size hierarchy where appropriate (i.e. smaller openings at first-floor level)
- Entrances are defined by gabled canopies rather than large lean-tos, and sidelights have been omitted or moved to side elevations where possible
- House types intended for corner plots where primary and secondary streets meet have been given active frontages through the use of bay windows (plots 15, 19, 22, 25 etc)

8.52. The apartment block has been a tricky building to incorporate into the scheme, being required to provide six generously proportioned 1-bed affordable units within the fabric of one building. The building provides accommodation over three internal floors, providing accommodation within the roof of the building, utilising modest eave dormers.

8.53. Ensuring this building is of an appropriate design has been resolved by visually 'breaking' the building up into two distinct elements; the main 'principal' building that faces west into the street, with a formal, symmetrical façade, and a subservient yet deep rear projection with less formal and symmetrical side elevations facing north and south. These elements will be finished in different materials to make them appear as a semi-detached pairing rather than a single block.

8.54. The garages have been amended (4th May) to show ridge lines orientated the other way, ensuring the doors are positioned within the preferred elevation and not a gable.

8.55. The revisions have brought the scheme in line with the Council's Design Guide and will result in a high-quality scheme that sits comfortably in this location, adjacent to a recently constructed estate of comparable scale and quality.

Materials

8.56. Three external facing materials are proposed to be used across the development:

- Natural ironstone
- Forterra Atherstone Red
- Forterra Oakthorpe Red

8.57. Roofing materials are either...

- Redland Mockbond Richmond Slate 10 [black] for brick plots
- Natural Spanish Slate [Slate Scape Mocha] for stone plots

8.58. Ironstone is a highly appropriate material to use in this location, given it is the prevalent material on historic buildings within the village's core. It is used widely on dwellings on the Centenary Road estate to the west of Waters Lane.

8.59. Forterra Atherstone Red bricks are a uniform red with little variation. A strong red brick is appropriate in this context as it generally works well together with ironstone and examples of red bricks are found (sporadically) within the village, and certainly within the wider district.

8.60. The stock Forterra Oakthorpe Red appears to be a more textured and slightly paler red brick when compared to the Atherstone. There is a little more variety in tone, with slightly

paler reds mixed in together with darker reds. Again, these will work well with ironstone, or on individual houses with no other materials.

8.61. Redland Mockbond Richmond Slate 10 tiles are a *faux* slate that, in black, will contrast strongly with the red bricks referred to above. The contrast between black and red might be a little stark. However, the principle of using some *faux* slates of a high quality is generally acceptable (Officers note that this material is shown on 22 of the 54 dwellings).

8.62. Natural Spanish slates are proposed for the remaining plots, including the apartment block and several of the affordable housing plots, and the 'Mocha' slate referred to is fully in keeping with the village vernacular, with a number of historic dwellings within the settlement roofed in natural slate.

Material distribution

8.63. All properties on the western edge of the development face towards Waters Lane (and the Centenary Road development opposite) and are proposed to be finished entirely in natural stone. Within the development there is then a mixture of Atherstone and Oakthorpe brick used for entire properties, with four of the outwards facing market dwellings on the northern and eastern edges faced in stone, and a further two affordable units faced in stone too (and another four affordable units also finished entirely in stone, not including the principal element of the apartment building).

8.64. Roofing materials have been determined by facing materials, with slate matched to stone dwellings and the Redland *faux* slate used for brick properties.

- 8.65. The distribution of finishing materials throughout the development is considered to have been done well, resulting in a mixed and varied street scene with the 'gateway' into the site framed by three stone properties.

Conclusion

- 8.66. Other important elements that affect the overall appearance of the development, such as boundary treatments (and finishes) will be considered in the subsequent section (landscaping).
- 8.67. However, Officers consider the dwellings to have been improved significantly in terms of design and appearance, scale detailing and finish over the course of the application.
- 8.68. The scheme before the Council will result in a high-quality edge-of-settlement development that accords with the Council's Design Guide and sits comfortably opposite the Centenary Way development to the west of the site.

Reserved matter: landscaping

Boundary treatments

- 8.69. A boundary treatments plan has been submitted that takes the revised layout into consideration. While it omits the proposed boundary treatment along the rear of the properties that are securing larger gardens, it shows the location and proposed materials for all other public-facing and internal boundaries.
- 8.70. The plan shows that the majority of boundaries that will be prominent or visible from the public realm will be in either stone or brick (either matching or tying comfortably into the material the adjacent house is finished in). Critically, there are some garden boundaries that will run alongside the primary and secondary streets within the development, and
- these are in accordance with the Design Guide, and propose a brick or stone finish rather than a timber fence.
- 8.71. Timber fences are used to delineate rear garden boundaries within the development blocks and will be visible in a few locations along the sides of and at the ends of tandem driveways (i.e. plot 10, plots 40 and 41). This is considered appropriate given the context that these boundaries will be regarded in.
- 8.72. The parking courts are also well-considered. The parking court to the south-west of the apartment block is kept open and devoid of any unnecessary subdivisions, with a single brick wall flanking the parking spaces to plots 51 and 52. The parking court for plots 6, 7 and 11 is also kept relatively open, although a brick wall will be visible along the court's western edge with plots 4 and 5, and eastern edge to some degree with plots 10 and 11. However, by keeping the parking court relatively open and free of unnecessary subdivisions between spaces, this 'hard edge' with no real softening through planting will result in very limited harm.

Soft landscaping

- 8.73. The revised landscaping scheme was submitted on 28th April 2022. This takes the new layout into account.

- 8.74. One of the conditions placed on the outline permission by the Inspector was that all species used in the landscaping and planting proposals associated with the development must be native species of UK provenance.
- 8.75. Some of the species do not appear to comply with this requirement (i.e. '*Amelanchier arborea*' trees appear to be native to eastern North America). This can be easily corrected through the submission of a revised landscaping scheme as part of a planning condition. However, the other details on the landscaping drawing are considered to be acceptable, showing a comprehensive range of low-level on-plot shrub planting to frontages to create softer edges, a generous number of trees within the public open space to the north as well as around the attenuation pond and in other strategic locations where they visually break up expanses of hard standing/vehicular parking. The open aspect to the east of the apartment block, onto existing (retained) planting and a reinforced native hedgerow is particularly helpful in softening the backdrop of this rather heavily built-up part of the site.

Conclusions

- 8.76. The boundary treatments shown on the relevant drawing are considered to be sited and finished in accordance with the Council's Design Guide, minimising the use of close boarded fencing, and avoiding the unnecessary subdivision of open spaces at the edges of the development.
- 8.77. A suitable planning condition will be used to secure the submission of a revised soft landscaping plan which avoids the use of non-native species. However, overall, the details shown on the submitted landscaping scheme are felt to be acceptable.

9. FINANCIAL CONSIDERATIONS

- 9.1. The Council is awaiting the submission of a new CIL Additional Information Requirements form so the CIL liability can be accurately calculated. The footprints/floorplans of the dwellings have changed as a result of new plans being submitted, so this form must be submitted and processed prior to the issuing of the decision.
- 9.2. The CIL liability generated by the original submission was just under £700,000. The social housing made up around 36% of the floorspace proposed by the entire development, meaning the social housing relief available to the applicant is in the region of £250,000, leaving a total liability of £450,000.
- 9.3. These figures will be accurately recalculated once the amended form is received, and the social housing relief granted.

10. PLANNING BALANCE AND CONCLUSION

- 10.1. The principle of developing this site was established by a Planning Inspector who overturned the Council's decision and granted outline permission with all matters reserved (except for access). This decision was made on 19th April 2021.
- 10.2. As part of the outline submission, in addition to the principle of residential development in this location, various technical matters relating to highway safety, drainage, flood risk, ecology/biodiversity, landscape and heritage impacts were all assessed, along with pollution control, contaminated land and the impact on local infrastructure, and delivery of affordable housing.

- 10.3. This application seeks to approve the reserved matters, specifically layout, scale, appearance and landscaping, and also have the internal roadways/pathways etc agreed too.
- 10.4. These matters have been looked at individually throughout this report, and where necessary broken down into smaller sub-issues (such as housing mix, materials, house types etc).
- 10.5. Officers acknowledge that, at the time of writing the report, a number of consultees have yet to respond to the revised scheme. However, having regard for comments previously offered by these consultees, and noting that a lot of the concerns were relating to the design and layout and were raised by Officers, it is considered that the scheme now before the Council represents a substantial improvement over what was originally submitted, particularly in respect of layout and house types.
- 10.6. There are matters that still require resolving, such as the soft landscaping. There might be a need for further conditions if (for example) these are specifically recommended by certain consultees (like the Crime Prevention Design Advisor). There will also be a need to control many elements of the scheme using further planning conditions (architectural detailing, material samples etc).
- 10.7. However, having considered all relevant matters pertinent to this reserved-matters application, Officers are satisfied that the scheme can be recommended for approval.

11. RECOMMENDATION / CONDITIONS AND REASONS

11.1. RECOMMENDATION – DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND ECONOMY TO GRANT PERMISSION, SUBJECT TO:

- **ANY FURTHER CONCERNS, COMMENTS OR OBJECTIONS RAISED BY CONSULTEES OR THIRD PARTIES BEING NOTED AND, IF NECESSARY, ADDRESSED EITHER THROUGH AMENDMENTS TO THE SCHEME OR THROUGH ADDITIONAL CONDITIONS TO BE AGREED AND SUBMITTED PRIOR TO THE ISSUING OF THE DECISION.**
- **THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY).**

CONDITIONS

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

Compliance with Plans

1. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:
 - N1677 001a Site Location Plan received 27th October 2021
 - N1677 008j Planning Layout received 4th May 2022
 - N1677 300c Site Sections received 19th April 2022
 - N1677 400d Affordable Housing Plan received 4th May 2022
 - N1677 401d Building Regs Cat Plan received 4th May 2022

- N1677 600f Materials Plan received 4th May 2022
- N1677 700e Boundary Treatments Plan received 4th May 2022
- G1611 Landscape Management Plan Issue 2 received 14th October 2021
[Appendix A SUPERSEDED]

The following house types contained within document 'n1677_Middleton Cheney House Types_2022 04 19.pdf' received 19th April 2022:

- N1677 100-01a Bungalow 1 Elevations
- N1677 100-01a Bungalow 1 Floorplans
- N1677 100-00 1-bedroom Maisonette Elevations and Floorplans
- N1677 100-00a Kingbury AS [Brick] Elevations and Floorplans
- N1677 100-00a Kingbury OP [Brick] Elevations and Floorplans
- N1677 100-00b Kingbury AS [Stone] Elevations and Floorplans
- N1677 100-00b Kingbury OP [Stone] Elevations and Floorplans
- N1677 100-00a Kingbury AS [Stone frontage] Elevations and Floorplans
- N1677 100-00a Kingbury OP [Stone frontage] Elevations and Floorplans
- N1677 100-00a Shipley AS [Brick] Elevations and Floorplans
- N1677 100-00a Shipley OP [Brick] Elevations and Floorplans
- N1677 100-00a Shipley AS [Stone] Elevations and Floorplans
- N1677 100-00a Shipley OP [Stone] Elevations and Floorplans
- N1677 100-01a Abington AS [Brick] Elevations
- N1677 100-02a Abington AS [Brick] Floorplans
- N1677 100-01b Bungalow 2 [Stone frontage] Elevations
- N1677 100-02a Bungalow 2 [Stone frontage] Floorplans
- N1677 100-00 Rockingham AS [Brick] Elevations and Floorplans
- N1677 100-00 Rockingham OP [Brick] Elevations and Floorplans
- N1677 100-01a Warwick AS [Brick] Elevations
- N1677 100-02a Warwick AS [Brick] Floorplans
- N1677 100-01a Warwick OP [Stone] Elevations
- N1677 100-02a Warwick OP [Stone] Floorplans
- N1677 100-01b Humberstone AS [Stone] Elevations
- N1677 100-02a Humberstone AS [Stone] Floorplans
- N1677 100-01b Humberstone OP [Stone] Elevations
- N1677 100-02b Humberstone OP [Stone] Floorplans
- N1677 100-01a Richmond AS [Brick] Elevations
- N1677 100-01a Richmond AS [Stone] Elevations
- N1677 100-02 Richmond AS [Brick/Stone] Floorplans
- N1677 100-01b Sandringham OP [Brick] Elevations
- N1677 100-02b Sandringham OP [Brick] Floorplans
- N1677 100-01a Salcey AS [Stone frontage] Elevations
- N1677 100-01a Salcey AS [Stone] Elevations
- N1677 100-02a Salcey AS [Stone & Stone frontage] Floorplans
- N1677 100-01 Welland OP [Stone] Elevations
- N1677 100-01 Welland OP [Stone frontage] Elevations
- N1677 100-02 Welland OP [Stone & Stone frontage] Floorplans
- N1677 100-01a Oakwell AS [Stone] Elevations
- N1677 100-02a Oakwell AS [Stone] Floorplans
- N1677 100-01a Oakwell OP [Stone] Elevations

- N1677 100-02a Oakwell OP [Stone] Floorplans
- N1677 100-01a Earlswood AS [Stone] Elevations
- N1677 100-02a Earlswood AS [Stone] Elevations
- N1677 100-01b 1B2P Apartments [Stone & Brick] Elevations
- N1677 100-01-01 1B2P Apartments [Stone & Brick] Floorplans [Ground/First]
- N1677 100-01-02a 1B2P Apartments [Stone & Brick] Floorplans [Second]

And the following garage types contained within the 'Garage Pack' document received 4th May 2022:

- N1677 100/SG1-01 Single Garage (SG1) Brick
- N1677 100/DG1-01 Rev A Double Garage (DG1) Brick [two singles joined]
- N1677 100/DG2-01 Rev A Double Garage (DG1) Brick [one double]

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

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

2. No dwelling shall be constructed above slab level until full elevational details of a typical brick boundary wall and typical stone boundary wall (including how they respond to changes in ground level where applicable) have been submitted to and approved in writing by the Local Planning Authority. These details shall include how the walls will be capped, and also include details on coursing/mortar work if finished in natural ironstone. Such means of enclosure shall be erected prior to the first occupation of those dwellings.

Reason : To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:

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

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

4. Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the dwellings, including the windows, doors, cills, heads/lintels, door surrounds, chimneys, porches, bays, any dormers, eaves and

verge treatments shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.

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

5. The external walls of the dwellings identified on drawing 'N1677 600e Materials Plan' received 19th April 2022 to either be entirely finished in stone or have stone frontages, as well as the boundary treatments proposed in stone on drawing 'N1677 700d Boundary Treatments Plan' received 19th April 2022, shall be constructed in natural weathered ironstone which shall be laid, dressed, coursed and pointed using a lime based mortar with brushed or rubbed joints in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the stonework is commenced. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework.

6. The external walls of the dwellings identified on drawing 'N1677 600e Materials Plan' received 19th April 2022 to be finished in brick and the boundary treatments identified on drawing 'N1677 700d Boundary Treatments Plan' received 19th April 2022 as being finished in brick shall be constructed in brickwork, of a type, colour, texture, face bond and pointing which is in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the commencement of the brickwork. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

7. Samples of the roofing materials (including ridge tiles) to be used in the covering of the roofs of all dwellings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policies SS2 of the South Northamptonshire Local Plan Policy and Government guidance contained within the National Planning Policy Framework

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

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

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

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

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

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

11. The site shall be landscaped in accordance with a revised landscaping scheme, based upon drawing GL1611 01B Soft Landscape Proposals received 28th April 2022, but which only refers to species that are native to the UK as required by condition 8 on the outline permission (S/2020/0441/MAO) unless an alternative scheme is submitted prior to the development progressing above slab level or such alternative time frame as agreed by the developer and the Local Planning Authority. If an alternative scheme for landscaping the site is submitted, this shall include:

- a) details of all proposed tree, shrub and hedgerow planting/reinforcement including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),
- b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,

The approved alternative scheme shall be implemented by the end of the first planting season following occupation of the development.

Reason : To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with Policies SS2 of

the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

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

12. Any landscaping plan approved as part of condition 11 above shall be maintained in accordance with document GL1611 Landscape Management Plan received 19th October 2021 [Appendix A of this management plan will be superseded by the landscaping scheme eventually approved by condition 11] unless, prior to occupation of the development, an alternative schedule of landscape maintenance for a minimum period of 5 years is submitted to and approved in writing by the Local Planning Authority. The alternative schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved alternative schedule unless otherwise approved in writing by the Local Planning Authority.

Reason : To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policies SS2 of the South Northamptonshire Local Plan Government guidance contained within the National Planning Policy Framework.

13. The garages/parking spaces/turning areas, including the parking courts, shown on the approved plan(s) shall be constructed, drained, surfaced and completed in accordance with details that have been previously submitted to and approved in writing by the Local Planning Authority before any dwelling is occupied and shall not thereafter be used for any purpose other than the garaging parking/turning of private motor vehicles.

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

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

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

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

15. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) and the means of enclosure approved by this application, no gate, fence, wall or other means of enclosure shall be altered, erected, constructed or placed in any position that is forward of the principal elevation (or the flank wall of a dwelling at the junction of two roads or a road and shared private drive) at any time, without the prior express planning permission of the Local Planning Authority.

Reason : In order to retain an open character free of visual clutter to the benefit of the character and appearance of the development and rural context of the site, in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

16. Notwithstanding the provisions of Classes [A-D (inc)] of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no enlargement, alteration or improvement of any of the following house types 'Bungalow 2', 'Rockingham' and 'Warwick' as identified on drawing 'N1677 008i Planning Layout' received 19th April 2022 shall be undertaken at any time without the prior planning permission of the Local Planning Authority.

Reason : To ensure the smaller market housing units remain of a commensurate scale, in order to preserve a suitable housing mix across the site, and to safeguard the amenities of future occupiers in accordance with Policies SS2 and LH10 of the South Northamptonshire Local Plan and Section 12 of the National Planning Policy Framework.

INFORMATIVES:

1. Your attention is drawn to the planning obligation that was entered into in accordance with S106 Town and Country Planning Act 1990 prior to the grant of the respective outline planning permission S/2020/0441/MAO.
2. Your attention is drawn to the need to comply with the conditions imposed on the outline planning permission [Ref No. S/2020/0441/MAO]