

Application Number: WNS/2022/0292/MAR

Location: Phase 1 and PART Phase 1B Norwood Farm, Land East Of Sandy Lane Harpole

Proposal: Reserved Matters (appearance, landscaping, layout and scale) relating to Phase 1 and PART Phase 1B (as shown on Indicative Phasing Plan 24556 RG-M-80 Rev G dated 20.10.20) for the provision of 349 dwellings, in accordance with planning permission ref S/2016/1324/EIA (The outline application was accompanied by an Environmental Statement)

Applicant: Miller Homes Ltd

Agent:

Case Officer: Suzanne Taylor

Ward: Bugbrooke

Reason for Referral: **Affects Sustainable Urban Extension**

Committee Date: **11/07/2022**

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO GRANT PERMISSION SUBJECT TO CONDITIONS AND RECEIPT OF SATISFACTORY AMENDMENTS

Proposal

Reserved matter application for a residential phase of Norwood Farm SUE comprising 349 dwellings (to include 15% affordable houses), public open space, surface water attenuation pond and Local Equipped Area of Play (LEAP).

Consultations

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

- Upton Parish Council

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

- Harpole Parish Council, External Funding Partnership, Archaeology, Sport England, Strategic Housing, Planning Policy, Environmental Protection, Building Control,

The following consultees have **made comments** on the application:

- Ward Member, Duston Parish Council, Local Highway Authority, CPDA, Stagecoach, NHS, Ecology, Recreation and Leisure.

5 letters of objection have been received.

Conclusion

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

The key issues arising from the application details are:

- Principle of Development
- Design and Layout
- Density and Mix of House Types
- Affordable Housing
- Highways and Parking
- Open Space and LEAP
- Surface Water and Foul Drainage
- Residential Amenity

The report looks into the key planning issues in detail, and Officers conclude that the proposal can be made acceptable with the submission of amended plans and 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 covers just under 11.5 hectares and represents Phase 1 and part of Phase 1B of the 104.77 hectare Norwood Farm SUE allocation (Policy N9A of the LPP1). The site also encompasses a small part of the southeasternmost section of the Northampton West SUE allocation (Policy N4 of the LPP1). The areas of the site to the east of the existing Sandy Lane lie within the Harpole Neighbourhood Plan area.
- 1.2 The site is predominantly agricultural land located on the western edge of Northampton's urban area with Sandy Lane running north/south along the western boundary. To the east lies an existing hedge/landscape buffer to existing residential properties within the St Crispin's development.
- 1.3 The majority of the site gently slopes down from north to south and east to west with a couple of steeper sloping sections to the south and west. The roundabout junction of Berrywood Road with Sandy Lane sits adjacent to the north western corner of the site. Native species trees and hedgerows characterise the boundaries of the parcel. To the south west lies the village of Harpole and to the north is the residential area of New Duston. The site also shares boundaries with two existing businesses (Sandy Lane Nurseries and T S Threadgold) which are situated off the existing Sandy Lane.
- 1.4 The boundary between the former Northampton and South Northamptonshire administrative areas runs broadly north south along the eastern site boundary. This site lies wholly within the former administrative boundary of South Northamptonshire (known as Norwood Farm). The site lies within the Hemplow Hills, Cottesbrooke and Brington Special Landscape Area.

2. CONSTRAINTS

- 2.1. The application site is within:
- N9a and N4 SUE allocations in LPP1;
 - 2KM of various Local Wildlife Sites (Nobottle Belt, Oldfield Thicket, Harlestone Firs, Bottom Spinney, Camp Lane & Drain, Heath Spinney & Brook, Berry Wood, Dallington Brook Grassland, Upton Pasture)
 - High, Medium and Low Surface Water flooding areas;
 - Harpole Neighbourhood Plan Area;
 - Hemplow Hills, Cottesbrooke and Brington Special Landscape Area;
- 2.2. The following constraints lie within the site:
- Various archaeological assets across the site (Probable Romano-British Settlement, Monument ID: MNN6119; Possible Prehistoric & Romano British Activity, Monument ID: MNN1929);

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. A hybrid planning permission was granted in 2020 for Norwood Farm SUE. This granted full planning permission for the missing section of the Sandy Lane Relief Road within the site and outline permission for up to 1,900 dwellings (with associated infrastructure including local centre, primary school, public open space/Country Park).
- 3.2. This development is a reserved matters application seeking detailed planning permission for some of the earlier residential phases of the SUE. The details include 349 dwellings (of which 14.9% are affordable) with associated open space, children's Local Equipped Area of Play (LEAP) and other related infrastructure.
- 3.3. *Timescales for Delivery*: The applicant has advised that, in the event that planning permission is granted, they anticipate development commencing in August 2022 with the first houses being occupied by May 2023.

4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
WNS/2021/0894/MAR	Reserved Matters submission relating to phase 1a pursuant to hybrid planning permission S/2016/1324/EIA. RM for phase 1a comprising 439 new homes with associated infrastructure, open space and children's Local Equipped Area of Play, with 15% affordable housing	APPROVED
WNS/2021/1198/MAR	Reserved matters (scale, layout, appearance and landscaping) for the provision of sports pitches, pavilion, country park, play areas and public open space, in accordance with planning permission ref S/2016/1324/EIA.	APPROVED

S/2016/1324/EIA	<p>Hybrid planning application seeking both full and outline planning permission for:</p> <p>Part A: Outline planning permission for a sustainable urban extension comprising: Up to 1,900 dwellings (use class C3); Public open space and children's play areas; Landscape areas, new landscape planting and hydrological attenuation features and sustainable drainage systems; Primary school (use class D1); and Mixed use local centre which may include residential (use class C3), retail (use classes A1, A2, A3, A4 and A5), and health and community facilities (use class D1).</p> <p>Part B: Full planning permission for: Demolition of any on site buildings or structures; and Routing of Sandy Lane Relief Road and associated vehicular access points.</p> <p>Application is accompanied by an Environmental Impact Assessment.</p>	APPROVED
-----------------	--	----------

5. RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

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

Development Plan

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

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

- 5.3. The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S3 – Scale and Distribution of development
- S4 – Northampton Related Development Area
- S5 – Sustainable Urban Extensions
- S6 – Monitoring and Review
- S10 – Sustainable Development Principles
- S11 – Low Carbon and Renewable Energy

- C1 – Changing Behaviour and Modal Shift
- C2 – New Developments
- C3 – Strategic Connections
- C5 – Enhancing Local and Neighbourhood connections
- R1 – Spatial Strategy for Rural Areas
- RC2 – Community Needs
- H1 – Housing Density and Mix and Type of Dwellings
- H2 – Affordable Housing
- H4 – Sustainable Housing
- BN1 – Green Infrastructure Connections
- BN2 – Biodiversity
- BN5 – The Historic Environment and Landscape
- BN7a – Water Supply, Quality and Waste Water
- BN7 – Flood Risk
- BN8 – The River Nene Strategic River Corridor
- BN9 – Planning for Pollution Control
- BN10 – Ground Stability
- INF1 – Approach to Infrastructure Delivery
- INF2 – Contributions to Infrastructure requirements
- N9A – Northampton Norwood Farm/Upton Lodge Sustainable Urban Extension

South Northamptonshire 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 – Residential development inside and outside settlement confines
- LH8 – Affordable Housing
- LH10 – Housing Mix and Type
- SDP2 – Health facilities and wellbeing
- INF1 – Infrastructure delivery and funding
- INF2 – Community facilities
- INF4 – Electric vehicle charging points
- GS1 – Open space, sport and recreation
- GS2 – Local green spaces
- HE1 – Significance of heritage assets
- HE2 – Scheduled ancient monuments and archaeology
- HE5 – Listed Buildings
- HE6 – Conservation Areas
- HE7 – Non designated heritage assets
- NE2 – Special Landscape Areas
- NE3 – Green infrastructure corridors
- NE4 – Trees, woodlands and hedgerows
- NE5 – Biodiversity and geodiversity
- NE6 – SSSI and protected species

Harpole Neighbourhood Plan (NHP)

- 5.5. The relevant policies of the (NHP) are:
- Policy H2 – Integrated tenures;
 - Policy H3 – Design Principles;
 - H6 – Green Wedges;
 - H9 – Green Infrastructure and Biodiversity;
 - H10 – Protecting and Enhancing Local Landscape Character in Harpole Parish;
 - Policy H11 – Traffic Management and Transport Improvements;
 - H12 – Footpaths/cycleways/connectivity.

Material Considerations

- 5.6. Below is a list of the relevant Material Planning Considerations
- National Planning Policy Framework (NPPF)
 - Planning Practice Guidance (PPG)
 - Supplementary Planning Guidance
 - Nortoft Study: Planning for the Future of Open Space, Sport and Recreation in West Northamptonshire
 - Strategic Development Framework (SDF) - Strategic Development Framework – a document produced as a technical guide/evidence base to inform the master planning process and as a tool to guide and co-ordinate future development in West Northamptonshire. It does not constitute planning policy, but it is consistent with and amplifies the LPP1 strategic policy framework of providing a ‘plan-led’ approach to guide development of the SUE’s.
 - Northamptonshire Parking Standards

6. RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report.

Consultee Name	Comment
Ward Member Cllr Golby	<p>Comments</p> <p>Supports the position of Duston Parish Council.</p> <p>Strategic road infrastructure (including the SLRR) should have been delivered up front to avoid detrimental highway impacts on the local community.</p> <p>Concern that the local infrastructure is being severely stretched for Duston residents with reference to increase in traffic and pressure on Primary Health Care (St Luke’s Medical Centre). Questions if public open space/amenities will be adequate to serve the new residents.</p> <p>Notes the concerns of local residents about the ecological impacts of the development and seeks assurance that mitigation is provided to safeguard wildlife.</p>

Harpole Parish Council	<p>No objection The plans accord with the Norwood Farm masterplan.</p>
Duston Parish Council	<p>Comments Improvements need to be made to the local network to mitigate the impact of increased traffic.</p> <p>Agree with the LHA that confirmation is sought to ensure that the SLRR dualling corridor can be accommodated by the development.</p> <p>Request that S106 monies are spent in Duston to support local amenities such as schools, GP surgeries and library.</p>
Upton Parish Council	<p>Object Significant improvements would need to be made to the local road network as the development in its current form will inevitably have a negative impact on Upton and will significantly increase traffic on local roads. The delivery of the Sandy Lane Relief Road (SLRR) and then also the proposed Northampton North West Bypass is critical to reduce traffic congestion in Upton as highlighted by the local Highway Authority.</p> <p>Requests that s106 / CIL to be spent/passed to Upton Parish Council area to improve and enhance local amenities.</p>
Local Highway Authority	<p>Comments</p> <p><u>Original Submission:</u> Requests that a number of amendments are made to the proposals:</p> <ul style="list-style-type: none"> • If the private drive by plot 348 is proposed to be a shared access, serving two to five dwellings, (up to but not exceeding a maximum length of 45m from the highway boundary), it must have a minimum width of 4.5m for the first 10.0m from the highway boundary to enable two opposing vehicles to pass. • The shared access by plot 6 must meet the highway at 90 degrees to ensure vehicles have maximum visibility in both directions when exiting onto the highway. All access must meet the highway at 90 degrees and will require amending site-wide. Eg plots 340 & 32. • Single garages cannot be counted as parking spaces as these are often used for storage, please amend site-wide in line with Northamptonshire Parking Standards. • The area serving plots 287 to 235 has too many parking bays and parking courts in such a condensed area. • No more than 4 spaces are permitted before full height kerb is provided. This consist of 2 x 900mm tapered kerbs and a 900mm dropped kerb which equates to 2.7m between parking spaces. E.g. by plot

334.

- The use of rear parking courts is not supported as these are often not used resulting in vehicles parking on the highway where they cause an obstruction. (*Officer Note: Although the LHA prefer that parking courts are not utilised these have been approved for Norwood Farm SUE as per the Design Code*).
- Tandem parking is not permitted in parking courts for example plots 306,308, 309 & 313 please amend site-wide.
- It is not permitted for private drives to be drive through, see plots 282 to 286, please amend detailing a permanent structure suitably placed to stop vehicles.
- The private drive which starts by plot 213 is unacceptable and will require re-designing as there are currently 2 parking courts taking access along with numerous additional dwellings with parking allocations. The LHA only permit 5 dwellings to take access from a private drive.
- Visitor spaces within private drives are for the use of occupants and visitors to those dwellings only.
- Please provide tracking for the parking allocation for plot 151, 105, 112.
- One of the proposed junctions is too acute and close to the junction with the main carriageway.
- Too many dwellings with access off a what appears to be a private drive between plots 24 & 29.
- Dwellings should be set back a minimum of 1m from the highway to ensure doors & windows or RWG do not overhang the highway e.g. Plot 33.
- It is not permitted for a carriageway to change to a shared surface as detailed between plots 30 & 41 except for at junctions, please amend.
- Where is the proposed parking for plots 39-44.
- Please ensure the footpath continues at 2m around all sides of the turning head between plots 83 & 88.
- No more than 100m of straight carriageway will be permitted without a raised table being suitably positioned within the length.
- The applicant is required to demonstrate a suitably wide proposed corridor to facilitate the eventual future dualling of the SLRR.

Confirms that the site is not affected by a PROW.

Amended Proposal:

Makes the following comments:

- The Primary Roads should measure 6.5m to meet the LHA Standards as they are currently detailed at 6.3m
(Officer Note: Primary Street carriageways have already been agreed at 6.3m for Norwood Farm SUE as per the Design Code in consultation with the LHA)
- How are speeds proposed to be reduced to 20mph on the section of carriageway off the primary road by plot 8.
- The junction to the shared surface arrangement between plots 8 and 21 is too close to the Primary Road.
- All vehicular accesses onto the highway must meet the carriageway at 90 degrees to ensure maximum visibility in both directions is achievable, please amend site-wide. Eg plot 31
- Please ensure the footpath is correctly detailed at 2.0m around all sides of the turning head between plots 32 and 37.
- The shared surface arrangement by plot 123 must be for a maximum of 20 properties; currently there are 15 taking access from the proposed shared surface within this development. The other side of the street falling outside the red-line has not yet been planned; this will require addressing on the revised plan as is currently unacceptable.
- The parking along this shared surface in the bullet point above by plot 23 must be addressed as no more than 4 spaces are permitted before a full height kerb is provided. This consists of 2 x 900mm tapered kerbs and a 900mm dropped kerb which equates to 2.7m between parking spaces.
- Tracking is required for a large family car for the two parking bays allocated to plot 152.
- The side arm of the turning head by plot 167 extends too far, please reduce this arm ensuring there are no more than 5 properties then taking vehicular access from the private drive. This also requires addressing for the extended arm of the turning head by plot 194.
- This whole section of private drive by plot 213 is currently unacceptable & will require redesigning. A maximum of 5 properties are permitted to take vehicular access off a private drive; there are at least 12 dwellings with allocated parking of this private drive.
- The private drive by plot 287 must meet the highway at 90 degrees.
- Please ensure traffic calming is implemented on sections of the

	<p>highway where there is 100m of straight carriageway; this should be in the form of a raised table.</p> <ul style="list-style-type: none"> • Please note that any trees within private areas are required to be 2.5m from the highway boundary; any hedges or shrubs should be set back 1.0m. <p>The also comments that the SLRR plan is not acceptable because it shows the potential future dualling land either side of the carriageway instead of on one side. <i>(Officer Note: The proposed design for dualling land either side of the carriageway was approved on the basis of LHA agreement under planning refs: S/2020/2140/COND; WNS/2021/1623/106CD and S/2020/2126/MAR).</i></p>
Surface Water Drainage Team (AKA Lead Local Flood Authority)	No comments received to date
External Funding Partnership	No comments
Archaeology	No comments
Police Crime Prevention Design Advisor	<p>Comments</p> <p>Lockable gates, key operable from both sides required at the entrance to all alleyways.</p> <p>Combining bin and cycle storage in one unit is not acceptable. <i>(Officer Note: bin and cycle storage are in separate buildings for Gateway Building 1 and the store building for Gateway Building 2 has separate sections for bikes and bins)</i></p> <p>The hedging shown around the LEAP will require a maintenance agreement to ensure it is maintained at or below 1 metre in height to maintain surveillance.</p>
Sport England	No comments
Stagecoach	<p>Comments</p> <p>Recommends that additional pedestrian routes are provided to connect residents to bus stops on the SLRR <i>(Officer Note: a pedestrian connection to the bus stop on SLRR has been added)</i></p>
NHS Northamptonshire CCG	<p>Comments</p> <p>Request financial contribution towards Primary Care. <i>(Officer Note: This has already been agreed under the S106 for the hybrid permission)</i></p>
Northants and Beds Wildlife Trust	No comments received to date
Strategic Housing	<p>No objection</p> <p><u>Original Submission:</u> The affordable housing mix is not acceptable and an alternative mix has been recommended for the applicant to consider which better reflects the housing need for the area.</p> <p>The tenure split of the 52 affordable housing units proposed has not been provided. There should be 26 rented units and 26 low-cost home ownership units.</p>

	The accommodation schedule/site layout plan to be provided will also need to show the tenure of each of the affordable housing plots. <u>Amended Proposal:</u> No objection.
Planning Policy	No objection
Ecology Officer	Comments Makes a number of specific recommendations about the removal of some non-native plant species from the landscaping proposals and replacement with more appropriate alternative species.
Environmental Protection	No objection No concerns on the basis that safeguarding conditions have been applied to the outline permission
Building Control	No objection All surface water to soakaway, fire vehicle access to be ascertained, Radon protection to be ascertained
Recreation and Leisure	Comments Makes recommendations for footpaths and soft landscaping and advises that the LEAP should meet the Fields in Trust standards
Waste and Recycling	No comments received to date

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 4 responses raising the following objections/comments on the **Original Submission** (relevant planning considerations paraphrased):

- Concern about new footpath connections between the site and St Crispin's in terms of loss of hedge/wildlife corridor and increase in antisocial behaviour;
- Concern that the Sandy Lane Relief Road will not be completed before this development can be implemented resulting in increased traffic congestion on the existing highway infrastructure;
- Concern about the impact of the development on existing local infrastructure: highways; primary health care; detrimental to wildlife/loss of habitats/hedges;
- Concern about noise, vibration, dust, nuisance during construction;
- Plans do not show an acoustic barrier between the development and existing, adjacent business uses/concern about noise nuisance for future occupiers of the development;
- Security fencing is required for existing, neighbouring business uses;
- Loss of light;
- Delivery/HGV/customer access for existing businesses needs to be considered;
- Loss of passing trade for the existing business and request for signage;
- Consider that the siting of public open space, local centre and school should be close to the businesses;
- Request for mature tree planting to be provided along the eastern site boundary to screen the new development from existing houses;

7.2. There has been 1 further letter of objection from a neighbour raising the following new objections/comments on the **Amended Proposal** (relevant planning considerations paraphrased):

- Concern that the proposals would result in the loss of drainage ditches that currently exist on either side of the existing Sandy Lane thereby creating surface water flooding;
- Concern that the access needs of the businesses have not been taken into account;
- Concern about loss of hedges;
- Request for grass verge adjacent to property or redesign of road layout to allow fence;
- Request for advanced directional signage for the businesses

8. APPRAISAL

Principle of Development

8.1. This application is a detailed reserved matters proposal and the principle of the development has already been approved under hybrid planning permission S/2016/1324/EIA in June 2020. The site lies on land allocated for development within the LPP1 under Policy N9A (Norwood Farm/Upton Lodge). The approved Norwood Farm Design Code also sets out agreed parameters for the development.

8.2. This application can only examine the detailed matters submitted and the principle cannot be reassessed here.

Conclusion

8.3. Hybrid planning permission has recently, already been granted for this development where it was determined that the development was acceptable in principle. This application only seeks approval of details pertaining to this permission and therefore the principle of the development cannot be reassessed at this time.

Design and Layout

Policy Context

8.4. Policy SS2 of the LPP2 requires new development to use a design led approach to ensure that developments are compatible with their surroundings. In this case a Design Code has been agreed for Norwood Farm which has assessed local character and sets out the general design rules to be applied to detailed schemes for the various Phases within the development. Matters not covered by this Design Code would be considered against the South Northamptonshire Design Guide.

Assessment

8.5. The general layout of the streets and blocks are consistent with the approved Land Use Parameter Plan of the hybrid permission and the Regulating Plan within the Design Code. Phase 1 and part of 1B is divided up into a series of residential blocks and open spaces by Primary Streets, Secondary Streets and Side/Shared Surface Streets. The dwellings are predominantly located around the perimeter of each block with frontages facing outwards thereby creating good surveillance of the public realm/streets and private and secure rear gardens within the centre of the blocks. This aligns with good urban design principles and the Design Code.

- 8.6. Most dwellings are located in a 'back-to-back' arrangement (i.e. rear garden boundary to rear garden boundary) which will help to ensure that rear gardens are more secure, private and tranquil and create active, well overlooked and safer streets and public spaces. Public facing boundary enclosures (including those around parking courts) will be brick walls to create a better quality of development which will enhance the character and appearance of the scheme. At the time of writing this report there were still a number of parking courts with fencing proposed as the means of enclosure but this is anticipated to be resolved by the applicants.
- 8.7. The proposals include approximately 20 different house types with some of these having variations (different architectural detailing and facing materials) in order to respond to the character areas and the type of frontages set out in the approved Design Code. The Design Code divides the development into 3 main Character Areas (CA): Urban Core (UC); Upton Lodge (UL) and Rural Edge (RE). Phase 1 and part of Phase 1B lies entirely within the Urban Core CA.
- 8.8. The Urban Core CA takes its cues from Upton and allows for both contemporary or traditional interpretations with a more urban emphasis. This CA covers the majority of the SUE and for this reason it includes 3 further frontage responses: Sandy Lane Relief Road; Primary Street and Park. This application for Phase 1 and part Phase 1B includes all three types of frontage. To provide some additional distinctiveness the proposals also include an Urban Core Edge to address the eastern edge of the development where it adjoins the existing landscape buffer for residential development at St Crispin's.
- 8.9. **Park Frontage** The proposals include a Park Frontage to Berrywood Road where the Design Code also indicates the use of Key Buildings to act as a landmark and to distinguish the gateway/entrance to Norwood Farm SUE. To address this the frontage utilises two large gateway buildings which would provide 1 and 2 bed flats. Their design takes contemporary references from Upton and more traditional vernacular and by utilising traditional facing materials of natural stone and brick these would harmonise with a number of more traditional style dwellings faced in the same materials which would comprise this frontage. The flats would be provided with shared bin and cycle stores and car parking would be predominantly within semi-private parking courts. This is all consistent with the aspirations of the approved Norwood Farm Design Code.
- 8.10. **Sandy Lane Relief Road Frontage** This frontage response is characterised by a variety of house types (Flat over Garage (FoG) units, semi-detached and terraced, 2 and 3 bed dwellings of 2 or 3 storeys) all of a contemporary style. Facing materials would be red brick with grey roof tiles and incorporate modern timber cladding and feature brickwork detailing. The majority of houses along this frontage would have on plot parking on driveways to the sides of the dwellings. This is consistent with the parameters set out in the Design Code.
- 8.11. **Urban Core and Urban Core Edge** The majority of the site would be within the Urban Core CA and this applies to the central areas within the development which are mainly accessed via secondary/side streets and therefore less visible/public. The architectural style is predominantly traditional (interspersed with some more simple and contemporary detailed units). The houses along the primary streets within the UC would be discernible through the use of railings to the fronts, a predominance of regularly spaced detached houses with parking to the side (not frontage) and a formal building line. The regular use of rendered plots will also help to make the primary streets distinctive. Secondary streets/shared streets within the UC will feature open fronts, more common use of frontage parking, more semi-detached and terraced houses which would be less regularly spaced and have an informal building line. The majority of plots will be faced in brick.

- 8.12. The UC Edge would be of a traditional and suburban style. It would be discernible from other secondary streets/shared streets within the development by utilising more spaced out, larger, detached houses with open fronts and side parking and a less rigid building line. About 25% of the houses on this frontage would be faced in natural stone. These approaches are consistent with the Design Code.
- 8.13. Whilst the majority of the house types and detailing are in line with the Design Code there are a number of detailed design matters (such as the siting of chimneys and the size/proportions of windows) relating to some plots which need to be addressed by the applicant. These matters are relatively minor and officers are confident these can be resolved.

Conclusion

- 8.14. Assuming that the detailed design of some plots can be revised and boundary enclosures for the parking courts are all amended to screen walls, the proposed layout, house types and density would be consistent with the approved hybrid permission and Design Code parameters. If the recommended amendments are made Officers would be satisfied that Phase 1 and part of Phase 1B would create an attractive living environment for a new community and be sympathetic to the character and appearance of the area.

Density and Mix of House Types

Policy

- 8.15. Policy H1 of LPP1 requires housing developments to provide for a mix of house types, sizes and tenures and to cater for the needs of older people and vulnerable groups. It also states that developments within the SUEs should achieve minimum average densities of 35 dwellings per hectare.

Assessment

- 8.16. **Density** Taking account of the net developable area (NDA) in accordance with paragraph 9.13 of LPP1 the density of this Phase comes out at approximately 40.8 dph (dwellings per hectare). As this phase is adjacent to existing residential areas in Northampton and will not have a rural edge or need to provide any large infrastructure elements it is considered that this higher density is needed to help achieve the overall aim of 35 dph for Norwood Farm. This is because other phases will have a lower density to take account of their needing to harmonise with adjoining rural areas and open spaces. For example, the recently approved Phase 1A had a density of 33.26 dph (based on the NDA) which resulted from its having to sensitively address neighbouring open countryside and amenity spaces and provide large SUDs attenuation ponds.
- 8.17. The Urban Core CA (which should typically achieve 35-40dph) applies to the entirety of these Phases and provides an opportunity to increase the overall density of dwellings across the SUE. It is therefore considered that the proposed development is consistent with the aims of Policy H1 of the LPP1.
- 8.18. **Mix** The proposals include 1 bed (approx. 1%), 2 bed (approx. 21%), 3 bed (approx. 52%), 4 bed (approx. 24%) and 5 bed (approx. 2%) accommodation. These are provided as single storey, 2 storeys and 2.5 storeys and include small blocks of flats, terraced houses, semi-detached houses, maisonettes and detached houses. The dwellings are primarily 2 storey detached and semi-detached houses but there are also a smaller number of terraces, small blocks of flats and flats over garage units (FOGs).

- 8.19. It is considered that Phase 1 and part Phase 1B will incorporate a good range of different dwelling options accordance with Development Plan policies.

Conclusion

- 8.20. The proposed mix of house types and density of development are consistent with the Development Plan, the approved hybrid permission and the Design Code parameters. Officers are satisfied that Phase 1 and part Phase 1B would create an appropriate selection of housing opportunities to meet the needs of the area and make the best use of the land whilst remaining sympathetic to the character and appearance of the area and delivering the necessary infrastructure.

Affordable Housing

- 8.21. Being located in the Northampton Related Development Area (NRDA) Policies H2 of the LPP1 and LH8 of the LPP2 require 35% of new dwellings to be affordable. In this case a Viability Appraisal was undertaken during the consideration of the hybrid application and it was found that the development would not be viable if 35% of the new dwellings to be provided were affordable but the scheme could deliver 15% in the first phases (up to 800 dwellings) and then 17.5% in the later phases (from 800 to 1900 dwellings). This is subject to review after 800 dwellings have been provided and if the viability of the scheme has improved a higher percentage of affordable dwellings can be secured. The hybrid is approved on this basis and these terms are set out in the S106 agreement.
- 8.22. The proposals represent the first 788 dwellings of the development (i.e. 349 dwellings plus the 439 dwellings already approved for Phase 1A) and therefore the agreed percentage of affordable dwellings to be provided is 15%. This application includes 52 affordable units (split 50/50 between affordable rent and shared ownership) which complies with the agreement.
- 8.23. Strategic Housing colleagues have no objections to the proposals.

Conclusion

- 8.24. The development complies with the planning obligation for the outline planning permission and Strategic Housing do not object to the proposed scheme. The development is therefore considered to be acceptable in terms of the affordable housing provision.

Highways and Parking

Policy Context

- 8.25. Policy SS2 of LPP2 requires developments to have a safe and suitable means of access. The adopted Northamptonshire Parking Standards also applies to this development.

Assessment

- 8.26. The road layout proposals for Phase 1 and part Phase 1B include a hierarchy of streets which follow the approved Regulating Plan and Streets Typology Plan in the Design Code. The main site access (approved under the hybrid) will be from Berrywood Road through the construction of a new roundabout that will also serve Weggs Farm Road. This will connect to new Primary Streets that will run through the middle of this Phase and ultimately link through to the proposed SLRR and to later phases (Phase 2A and Phase 3). The applicants have added a pedestrian link to the south-west of the site to connect the development to the bus stop which will be provided on the new SLRR.

- 8.27. As detailed in Section 6 'Response to Consultation' above the LHA gave detailed advice on a number of changes that needed to be made to the highway layout proposals and at the time of writing this report the applicants were amending their drawings to address these matters.
- 8.28. With regard to parking provision Phase 1 and part Phase 1B would provide an adequate number of spaces for residents using a variety of parking solutions in accordance with the Adopted Northamptonshire Parking Standards SPD and Design Code. Each dwelling would benefit from off-road parking either on a driveway to the side of the building (majority), or to the front OR within a small parking court. The number of parking spaces being provided excludes most garages (which are to be provided for some dwellings) except 1 space can be counted towards the total within a double garage.
- 8.29. In terms of visitor parking 87 spaces are proposed on street for all street types with some dedicated bays off the main carriageway in accordance with Northamptonshire Parking Standards. A number of the visitor spaces are proposed on the carriageway close to the entrance to the existing businesses and along this secondary road which will give access. These spaces will need to be relocated to avoid conflict with the accesses and/or the road will need to be made 2.0m wider where spaces are proposed on this street. The applicants were revising their plans at the time of writing this report.

Conclusion

- 8.30. Assuming that the above concerns relating to highways and parking can be satisfactorily addressed the development would accord with the adopted Northamptonshire Parking Standards and the development plan and would not be detrimental to highway safety. If these matters cannot be adequately resolved it will be necessary to consider if the development is acceptable in highway safety terms and, if not, possibly recommend a refusal on these grounds.

Open Space and LEAP

Policy Context

- 8.31. Policy SS2 of the LPP2 requires developments to incorporate suitable landscape treatment. The approved Design Code includes a Section on Green Infrastructure containing Landscape and Play Strategies.

Assessment

- 8.32. Phase 1 and part Phase 1B includes a number of areas of amenity public open space at its periphery (particularly to the eastern and northern boundaries) which will act as a non-vehicular movement corridor connecting Norwood Farm to the existing residential areas of New Duston and St Crispin's and to the proposed Northampton West SUE to the north-west. These areas will also provide an attenuation pond and create new habitats for wildlife. Some changes will need to be made to the soft landscaping to remove non-native species in the interests of enhancing biodiversity. Phase 1B also incorporates a LEAP park at its centre.
- 8.33. The majority of the amenity open space will be planted with meadow grass and native species trees. Native species tree and shrub planting will primarily be used at the periphery of the site and more ornamental shrub and hedge plants will be used within the site and as front boundary enclosures for dwellings. Different plant mixes/trees will be utilised in front boundaries for different areas/streets which will help to make the development more legible and differentiate between the hierarchy of roads.

- 8.34. Low-level, soft landscaping is proposed to reduce the visual impact of frontage parking within the street scene. Planting beds should be provided between each group of no more than 4 adjoining bays as required by the Design Code although at the time of writing this report there were a number of examples which did not adhere to this. The applicants have been asked to amend their landscaping plans to address this.
- 8.35. The applicants have also been asked to provide some additional landscaping to soften the appearance of the bike/bin stores to serve Gateway Buildings 1 and 2. An additional planting bed and the use of climbing plants for the rear and side walls of these structures would reflect the aspirations of the Design Code.
- 8.36. Towards the centre of the site (and located in accordance with the Regulating Plan and Play Strategy in the Design Code) a Local Equipped Area of Play is to be constructed. Details of the play equipment are considered to be acceptable and accord with the requirements of the S106 agreement.
- 8.37. Footpath connections to link the site to Berrywood Road and St Crispin's are proposed but a reduction in the number of connections has been recommended by Officers to limit the number of new breaks to be made to the existing hedge along the eastern site boundary. This is in the interests of preserving as much of the existing wildlife corridor as possible. At the time of writing this report the applicants had been asked to amend their plans.

Conclusion

- 8.38. The landscaping proposals are largely consistent with the Development Plan and the Norwood Farm Design Code. Subject to the aforementioned amendments requested by Officers the proposals would be considered acceptable.

Surface Water and Foul Drainage

Policy Context

- 8.39. LPP1 policy BN7 requires appropriate flood risk assessment to be completed and for development not to result in an increased risk of flooding to existing or proposed properties. Policy BN7A of the LPP1 requires new developments to have adequate and water supply and wastewater infrastructure. Policy SS2 of the LPP2 requires development to be adequately serviced with infrastructure and to consider flood risk.

Assessment

- 8.40. A site specific flood risk assessment (FRA) was submitted and approved as part of the hybrid permission. The Lead Local Flood Authority (LLFA) have offered no comments on this application at the time of writing this report but there are a number of conditions attached to the hybrid permission (such as the submission and approval of the surface water drainage scheme prior to commencement) which will need to be agreed with the LLFA under condition discharge applications. Therefore, it is considered that these matters are adequately controlled by existing conditions.
- 8.41. The principles of the waste/foul drainage were approved as detailed in the FRA with the hybrid permission and there are conditions attached to the hybrid permission which cover this matter.

Conclusion

- 8.42. The surface water and foul drainage details can be agreed with the LLFA and Anglian Water as separate condition discharge applications relating back to the hybrid planning permission and therefore the development would accord with the development plan policies.

Residential Amenity

- 8.43. Policy SS2 of the LPP2 requires new developments to have good standards of amenity for future occupiers and existing occupiers of neighbouring properties.

Assessment

- 8.44. Phase 1 and part Phase 1B does not directly adjoin any existing dwellings situated in the neighbouring residential areas of St Crispin's or New Duston. There is one residence off Sandy Lane (No. 139 which is also the Sandy Lane Nurseries business) which will share boundaries with the development. This house is a 1 ½ storey bungalow with rooms in the roof and a very shallow rear garden (most of the garden is to either side of the house). Plots 137 and 138 are currently proposed to be located only circa 13.5m to 16.5m from the rear elevation of 139 Sandy Lane and this does not comply with the minimum separation distance standard of 18.0m set out in our Design Guide. The applicants have been asked to increase the separation distance between the back of the existing dwelling and the proposed plots to at least 18.0m.
- 8.45. The separation distances between the proposed dwellings comply with the standards set out in the Design Guide. Whilst there are a few examples of proposed dwellings with a rear garden of less than 9.0m long most of these are corner plots and they are typically wider than many other gardens. Despite there being several examples of under-sized gardens Officers are satisfied that, on balance, that the proposed development would provide adequate amenity standards for future occupiers.

Conclusion

- 8.46. Phase 1 and part Phase 1B accords with the approved planning permission and Norwood Farm Design Code. If the development is amended as set out in paragraph 8.44 Officers consider that it would not result in any serious loss of residential amenity for existing residents and that an acceptable living environment would be created for future occupiers.

9. FINANCIAL CONSIDERATIONS

- 9.1. CIL is payable on this development of circa £2,128,093 before any relief is granted.

10. PLANNING BALANCE AND CONCLUSION

- 10.1. The principle of this development has already been established by the hybrid permission and the planning balance in that case obviously came down in favour of granting permission. The proposed development would deliver 349 new homes, including 52 affordable dwellings, on a site allocated in the LPP1 for this purpose. This must be afforded significant weight. Considerable weight should also be given to this scheme on the basis that it would provide some key green infrastructure in the form of public amenity space and an equipped children's play park. This development will contribute towards the implementation of the Sandy Lane Relief Road which is a critical piece of road infrastructure that will allow further residential developments (e.g. Northampton West SUE) to be delivered as set out in the LPP1.

10.2. The details of this residential phase accord with the extant hybrid planning permission and the parameters agreed in the approved Norwood Farm Design Guide and are largely in compliance with the Development Plan. The applicants still need to provide amended plans to address some detailed design, amenity, parking and ecology issues but assuming these can all be addressed to the satisfaction of Officers it is considered that there would be no sustainable reasons for refusing this application and the benefits of the scheme justify granting permission.

11. RECOMMENDATION / CONDITIONS AND REASONS

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

- 1. CONDITIONS (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY); AND**
- 2. RECEIPT OF SATISFACTORY AMENDMENTS REGARDING THE DESIGN, LAYOUT AND LANDSCAPING;**

IF THE DESIGN, LAYOUT AND LANDSCAPING ARE NOT SATISFACTORILY RESOLVED BY 21 JULY 2022 AND NO EXTENSION OF TIME HAS BEEN AGREED BETWEEN THE PARTIES IT IS FURTHER RECOMMENDED THAT THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION IS GIVEN DELEGATED AUTHORITY TO REFUSE THE APPLICATION ON THE FOLLOWING GROUNDS (FINAL WORDING DELEGATED TO ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION):

- Unacceptable design in conflict with the approved Norwood Farm Design Code and/or the South Northants Design Guide and/or**
- Loss of privacy for existing residential occupiers and unacceptable levels of privacy for future occupiers and/or;**
- Harm to highway safety and/or;**
- Harm to wildlife/biodiversity**

CONDITIONS

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

Compliance with Approved Plans

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

Plans

Site Location Plan Drawing Ref: 22867 204 dated January 2022;
Detailed Planning Layout Drawing Ref: NOR/DPL/01 Rev B received 18 May 2022;

Affordable Housing Plan Drawing ref: NOR/AHP/001 Rev dated May 2022;
Adoptable Road Plan Drawing Ref: 22867 201 Rev B dated 01 February 2022;
Parking Plan Drawing Ref: NW/PAP/01 received 18 May 2022;
Cycle Storage Plan Drawing Ref: NW/CSP/001 Rev B dated May 2022;
Swept Path Analysis Drawing Ref: 22867 309 Rev C dated 20 June 2022;
SLRR Dual Carriageway Plan Drawing Ref: NOR-SLRR/DCP Rev A dated May 2022;
Materials Layout Drawing Ref: NW/MAT/01 Rev B dated May 2022;
Boundary Treatments Plan Drawing Ref: NW/MAT/001 Rev B dated May 2022;
Refuse Plan Drawing Ref: NW/RP/001 Rev B dated May 2022;

House Types Plans and Elevations

Berrywood Park House Types Pack received 07 June 2022;
SLRR Frontage House Types Pack received 18 May 2022;
Urban Core Edge House Types Pack received 07 June 2022;
Urban Core House Types Pack received 18 May 2022;
Garages and Bin Stores Pack received 07 June 2022;
Street Scenes Drawing Rev A dated May 2022;

Landscaping Plans

Public Open Space Proposals Drawing Ref: edp7448_d001 Rev B Sheets 1 to 8 dated 10 June 2022;
On Plot Landscape Proposals Drawing Ref: edp7448_d002 Rev B Sheets 1 to 12 dated 10 June 2022;
Play Space Design Drawing Ref: edp7448_d003 Rev A dated 03 February 2022;

Drainage Details

Non-Technical Drainage Summary Report by JPP Consulting Ltd Ref: TL/NR/L-001-22867 dated 01 February 2022;
SuDS and Surface Water Drainage Strategy Drawing Ref: 22867 200 Rev B dated 01 February 2022;
Longitudinal Sections Drawing Ref: 22867 203 Rev A dated 27 January 2022.

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

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

Materials Samples

2. Samples of the materials and finishes (including the timber cladding) to be used in the external walls and roofs of the dwellings and buildings shall be made available on site for inspection by the Local Planning Authority prior to the first use of those facing materials. The development shall thereafter be completed in accordance with the materials which have been approved in writing by the Local Planning Authority.

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

Natural Stone Sample Panel

3. The external walls of the stone faced building(s) and dwelling(s) hereby approved shall be constructed in natural 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

Colour Scheme for Doors

4. Notwithstanding the approved Materials Layout Drawing Ref: NW/MAT/01 Rev B dated May 2022 all front doors and garage doors shall be finished in accordance with a colour scheme which shall have been previously submitted to and approved in writing by the Local Planning Authority.

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

Details of Sub-Station/Gas Converter

5. Plans and elevation drawings of the sub-station and gas converter building, including details of the facing materials and landscaping, to a scale of not less than 1:100 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of that work. The development shall 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 Local Plan Policy 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

Access and Parking

6. The proposed access, parking and turning facilities shall be provided in accordance with the approved plans before first occupation of the dwellings hereby permitted. The access, parking and turning facilities shall thereafter be retained for use in connection with the development for those purposes only.

Reason : In the interests of highway safety, to ensure the provision of adequate off-street car parking and turning to comply with Policy SS2 of the South Northamptonshire Local Plan and Government guidance in Section 12 of the National Planning Policy Framework.

Boundary Enclosures

7. The approved boundary enclosures (including acoustic walls/fencing), in respect of those dwellings which are intended to be enclosed/screened, shall be erected prior to the first occupation of those dwellings.

Reason : To ensure the satisfactory appearance of the completed development and to safeguard the privacy and amenities of the occupants of the existing and proposed dwellings in accordance with Policy SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Meter Boxes

8. Any electricity or gas supply meter housings to be located on the external elevations of the buildings hereby approved shall be sited on the side or rear elevations of the buildings and shall be coloured to match the facing material against which it will be sited unless otherwise approved in writing by the Local Planning Authority.

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

PD Rights Removed for Means of Enclosure to Fronts

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

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