

Application Number: C/2019/0750/1

Location: Land at Malabar Farm, Staverton Road, Daventry

Proposal: Discharge of Condition 8 (Design Code) of Outline application (all matters reserved except principal means of access to highways) for a mixed-use development including up to 1100 dwellings, a 2 form entry primary school, local centre (A1, A2, A3, A4, A5 & D1/D2 including C2/C3 facilities, associated landscaping and demolition works –

Applicant: Crest Nicholson and Spitfire Homes

Agent: Nexus Planning

Case Officer: Rebecca Grant

Ward: Daventry West

Reason for Referral: Affects Sustainable Urban Extension

Committee Date: 11/07/2022

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: AGREE TO DISCHARGE THE DESIGN CODE CONDITION

Proposal

Application to discharge condition 8 of the outline planning permission for Daventry South West Sustainable Urban Extension (SUE) which seeks to agree the Design Code for the development.

Consultations

No consultees have raised **objections** to the application.

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

- Daventry Town Council, Local Highway Authority, Developer Contributions, Environmental Protection, Crime Prevention Design Advisor, Conservation Officer and Landscape Officer.

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

Conclusion

The proposed Daventry South West Design Code is consistent with the outline planning permission and represents a logical progression from the associated Masterplan and Design and Access Statement. The applicants are working with officers to amend and revise the code to produce a set of guidelines which should enable developers to design appropriate, detailed, reserved matters planning applications for this SUE. Condition 8 of the planning permissions can be discharged subject to receiving amendments to address the outstanding issues. .

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 site comprises of approximately 50 hectares of predominately agricultural land and is located on the south western edge of the Daventry urban area.
- 1.2 The site is enclosed along the northern eastern boundary by the A45 beyond which is the existing residential area and to the north by Staverton Road which is closed to through traffic following the construction of the A45. The A361 runs along parts of the south east boundary with agricultural fields and the Badby Park care home located beyond. Badby House (Our Lady of Passion Monastery) is a Grade II listed building. The farm complex of Malabar Farm lies adjacent to the A45 and is accessed from the A361.
- 1.3 The topography of the site has steep gradients falling in a northern and easterly direction. The agricultural fields comprise large parcels which are separated by hedgerows.
- 1.4 To the north west of the site is the remainder of the emerging HO1 allocation under separate land ownership (planning application reference DA/19/1000). Beyond the wider allocation, on the opposite side of the A425 is Staverton Sports Park. Daventry town centre is located approximately 2/3km to the north of the site and is linked via the existing footbridge over the A45. To the south is Staverton Wood and Oak Spinney with green fields being to the west. Long Buckby railway station lies approximately 8km (as the crow flies) from the site and provides services to London Euston and Birmingham New Street. Within 2km of the site are a range of shops and services.
- 1.5 The site comprises a significant proportion of Policy H08 allocation for the Daventry South West Sustainable Urban Extension (SUE) contained in Countryside and Local Plan (Part 2).

2. CONSTRAINTS

- 2.1. There are no designated archaeological heritage assets (scheduled monuments) within the site or within a 1km radius. There are three scheduled monuments within a 3km radius, these comprise of Borough Hill, Burnt Walls earthworks and Remains of a moated monastic retreat house, manorial courthouse and Inn at Badby.
- 2.2. There are three statutory designated sites within 2km of the site. These are Badby Wood Site of Special Scientific Interest (SSSI), Daventry Country Park Local Nature Reserve (LNR) and Daventry Reservoir and Country Park LNR. All three are at approximately 1.95km distance from the proposed site.
- 2.3. There are twelve Local Wildlife Sites (LWS) within 2km of the site. One is located within the site, and a further three are located directly adjacent to the site boundary. These are designated at the County level of importance.

- 2.4. A further fifteen potential wildlife sites (pLWS) are present within 2km of the site. These are sites 'either known or thought to be higher biodiversity level than the average countryside but have yet to be confirmed to be of LWS standard'.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. In November 2021 outline planning permission was granted for up to 1,100 dwellings, a primary school, a mixed-use Local Centre (Uses A1-A5, D1 and D2), together with associated public open space, landscaping, highways, sustainable drainage systems, and all ancillary infrastructure works. The current application seeks to discharge condition 8 of this permission which requires the submission and approval of a Design Code before any development commences. The applicant has submitted a site-wide Design Code which will cover all future phases of the permission.

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

(a) Residential Areas: Including information on character areas, densities, block types, building types, clustering of affordable housing, the palette of materials, architectural details, building heights, building lines and boundary treatments;

(b) Local Centre: Including Information on design, form, character, scale, public realm and palette of materials;

(c) Streets: including information on the hierarchy, nature and form of streets, cycleways and footways; cross sections; character; materials, permeability and street landscaping where possible;

(d) Non-Vehicular Movement: Including information on the framework and hierarchy for pedestrians, cyclists and horse riders, rights of way, desire lines, and connectivity, materials, landscaping and surveillance;

(f) Parking: Information on car, lorry and cycle parking standards for residential, employment, commercial, leisure and schools;

(g) Landscape: including information on landscaped areas and green infrastructure including: amenity spaces; public open space; parks and play areas, street furniture; conservation of flora and fauna; and biodiversity mitigation measures;

(h) Drainage: details of surface and foul water drainage;

(i) Crime Prevention: Information on all residential, commercial, employment, leisure and public areas;

(j) Fire Hydrants: A scheme for the location of (on average) one fire hydrant for every 50 dwellings;

(k) Electricity Sub Stations: A scheme for the location of electricity sub stations where necessary.

The condition states that the development should be carried out in accordance with the principles of the approved Design Code. Therefore, it is anticipated that all future applications for phases within this development should follow the guidance and rules set out in the approved Design Code.

4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
DA/2019/0750	Outline application (all matters reserved except principal means of access to highways) for a mixed-use development including up to 1100 dwellings, a 2 form entry primary school, local centre (A1, A2, A3, A4, A5 & D1/D2 including C2/C3 facilities, associated landscaping and demolition works.	APPROVED
DA/2019/1000	Construction of 140 dwellings and associated infrastructure including vehicular access from the A425, provision of public open space and green infrastructure including leap, demolition of Drayton Lodge and associated outbuildings and provision of drainage infrastructure (Bellway site)	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 Northants and Daventry Local Plans (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
- S5 – Sustainable Urban Extensions
- S6 – Monitoring and Review
- S7 – Provision of Jobs
- S8 – Distribution of Jobs
- S9 – Distribution of Retail Development
- 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
- RC2 – Community Needs
- H1 – Housing Density and Mix and Type of Dwellings
- H2 – Affordable Housing
- H4 – Sustainable Housing
- BN1 – Green Infrastructure Connections
- BN2 – Biodiversity
- BN3 – Woodland Enhancement
- BN5 – The Historic Environment and Landscape
- BN7a – Water Supply, Quality and Wastewater Infrastructure
- BN7 – Flood Risk
- BN8 – The River Nene Strategic River Corridor
- BN9 – Planning for Pollution Control
- BN10 – Ground Instability
- INF1 – Approach to Infrastructure Delivery
- INF2 – Contributions to Infrastructure Requirements
- N4 – Northampton West Sustainable Urban Extension

Settlements and Countryside Local Plan (Part 2) for Daventry (LPP2)

5.4. The relevant policies of the Daventry LPP2 are:

- H01 – Daventry South West
- HO8 - Housing Mix and Type
- ST1 - Sustainable Transport Infrastructure
- EN1 - Landscape
- ENV3 - Green Wedge
- ENV4 - Green Infrastructure
- ENV5 - Biodiversity
- ENV7 - Historic Environment
- ENV9 - Renewable Energy and Low Carbon Development
- ENV10 - Design
- ENV11 - Local Flood Risk Management
- CW1 - Health and Wellbeing
- CW2 - Open Space Requirements

Material Considerations

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- EU Habitats Directive
- Natural Environment and Rural Communities Act 2006
- Conservation of Habitats and Species Regulations 2017

- Circular 06/2005 (Biodiversity and Geological Conservation)
- Human Rights Act 1998 (“HRA”)
- Equalities Act 2010 (“EA”)
- Nortoft Study: Planning for the Future of Open Space, Sport and Recreation in West Northamptonshire

6. RESPONSE TO CONSULTATION

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

Consultee Name	Comment
Daventry Town Council	No objection Due to the technical details submitted, they support the planning officer’s advice.
Local Highway Authority	Observations, no objection The principles of the pedestrian and cycle connections, public transport strategy, street typologies (including hierarchies), spine road types, secondary streets, shared surfaces, private drives, district centre and parking standards are all agreed
Education Authority	Comments Raises questions in relation to the approved indicative layout and what is now proposed in relation to the supporting road network around the school and local centre. The design of the school will be informed by the site in terms of layout and will be in accordance with Building Bulletin 103. The proposed Design Code would create a significant financial burden on its delivery, the cost of which would need to be borne by the development and not an additional cost to the Council.
Daventry Environmental Protection	Comments Recommends that the applicant applies to discharge any related noise conditions before it makes any decisions with regards to site layout.
Crime Prevention Design Advisor	No objection No objection to parking and layout. Note reference to the use of bollard lighting and comments that Northants Police do not approve the use of bollard lighting.
Landscape Officer	Comments Not wholly convinced by 4.2 Establishing a New Place in terms of the sectional growth of a settlement which can be conjecture and does not appear to tie into Section 4.3 Character Areas. Numbering is confusing and does not correspond easily with the character area. The strengthening of the boundary around Stepnell Park is noted. The strengthening of the boundary is important in terms of providing mitigation for views from A425. The Tree Planting Strategy can only be used as a guide without understanding numbers, specific locations as well as the associated shrub and hedge planting. Not convinced by the zone next to Badby House being planted with fruit, foraging and edible species given the need for advanced planting.
Conservation	Comments

Officer	Is there sufficient space at the southern edge of the site to increase the extent of housing and to accommodate a pedestrian cycle route whilst retaining an effective green buffer to Badby House? Edge Character Area – no real description of the southern rural edge/Badby House context.
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An updated Design Code was submitted and is out to consultation at the time of drafting the report. Members will be updated of consultee comments at the committee meeting.

7. RESPONSE TO PUBLICITY

There is no statutory duty to consult on applications to discharge conditions. In accordance with the Council's protocol only targeted consultations were undertaken with consultees and no third parties or neighbours were consulted.

8. APPRAISAL

What is a Design Code?

- 8.1. The MHCLG Planning Policy Guidance on 'Design: process and tools' describes design codes as "illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area" (Paragraph: 008 Ref ID: 26-008-20191001).
- 8.2. A design code is a technical delivery document which should serve as a quality benchmark that can be applied to the whole development. Design Codes should be read in conjunction with other documents, which set out a clear vision, principles and character for the development, such as the Design & Access Statement and Masterplan. Codes should develop the design vision and provide a clear set of requirements (the codes) to achieve/deliver this vision. The Spatial Masterplan provides the broader place-based vision, whilst codes interpret and articulate this vision.
- 8.3. A design code should not constrain the detailed design solutions for individual phases but it should set out a general design approach and aspirations for the provision of a number of different character areas across a large development. The proposed design approach should be informed by a character analysis; an appraisal of existing development within the vicinity of the site. The code should include a sufficient variety of character areas in order to create distinct places within a large scheme to make the development visually interesting and legible. At the same time, it should also ensure consistency in the detailed design for buildings within each area to produce harmonious and attractive spaces and neighbourhoods.
- 8.4. A design code should also set out rules for how strategic infrastructure will be dealt with across the development. For example, illustrations showing the hierarchy of various road types should be included and give minimum/maximum widths and surface treatments for the various elements within the highway (carriageway, verge, footpath, cycleway etc.). Examples of other strategic matters which would typically be addressed are parking, non-vehicular movement, connectivity, public open space, play areas, the local centre, affordable housing, refuse, drainage, crime prevention, utilities, street furniture etcetera.
- 8.5. On a multi-phased development scheme (such as a SUE) where it is likely that a number of different developers will build out various parts of the site, a design code is an

important document in ensuring that the development and its strategic infrastructure is delivered in a coherent and harmonious way. It should provide developers with a 'guide book' for all future reserved matters applications for the various phases of the SUE which would be expected to adhere to the code.

Daventry South West Design Code

- 8.6. Officers from Daventry have been working together with the agents and applicants, to agree a Design Code for Daventry South West. The applicants are in the process of addressing the concerns and matters raised by officers and consultees. Subject to addressing the issues raised, the code is considered to be acceptable. The following description and assessment of the various sections within the Daventry South West Design Code explain how officers have arrived at this view.

Character Area

- 8.7. The character assessment section was revised and expanded to ensure that it provided a thorough and accurate appraisal of existing character areas within Northampton and surrounding villages. A section has been included to provide a conclusion to the character assessment which states that features will be carried through into the development and cohesively add to the urban growth of Daventry Town.
- 8.8. The agents have been requested to include a table to summarise the Character Analysis to highlight those characteristic to be taken forward into the Design Code. This approach should ensure that development coming forward will be locally distinctive and respectful of its context.

Overarching Design Instructions

- 8.9. Overarching Design Instructions will be presented via a Regulating Plan which will show where various features and character areas will be located within the development. At the time of drafting the report, the Regulating Plan has not been submitted although regular discussions are taking place with the agents. Members will be updated at the Committee meeting.
- 8.10. This Regulating Plan should be consistent with the higher-level Masterplan which was approved under the outline permission. This means that the siting of key strategic infrastructure such as the accesses, spine road, development parcels, the school and local centre, public open spaces, structural planting and sports pitches have been brought through from the Masterplan into the Regulating Plan. The RP provides more detail than the MP by also showing the locations of: secondary streets; future access points to the approved Bellway site to the north; pedestrian/cycle routes; Neighbourhood Equipped Area of Play (NEAP), Local Equipped Areas of Play (LEAP) and Local Areas of Play (LAPS); drainage attenuation ponds; keynote spaces; keynote dwellings; and character areas.

Movement Strategy

- 8.11. This section sets out the locations of the primary and secondary roads and pedestrian and cycle routes. A set of Street Typologies provides a guide to illustrate how a hierarchy of streets will be implemented within the development going from spine roads as highest level street type, to loop roads, connecting streets and to mews/private drives at the bottom level. The typologies include diagrams to show typical sections through the different road types. Details of the road speeds, accessibility for buses, widths and construction of carriageways, footpath/cycleways and verges are provided. It also includes Parking, a Public Transport Strategy and links to surrounding developments.

- 8.12. The Parking guidance accords with the adopted Parking SPD for Northamptonshire and advocates a wide range of parking solutions that can be applied across the development including parking courts. Whilst Highways and the CPDA have reservations about the use of parking courts it has been agreed that these could be used infrequently where they are well overlooked and secure and where this would allow a better-quality street scene. Having a wide selection of parking options seeks to reduce the reliance on having perpendicular parking immediately in front of dwellings which can be detrimental to residential amenity and the street scene.
- 8.13. At the time of drafting the report comments from the LHA have not been received. Members will be updated at the Committee meeting. The Design Code has however been revised to take account of comments from the Local Highway Authority.

Site Wide Principles

- 8.14. The Site Wide Principles cover the following matters which have implications for the whole site: project phasing, drainage strategy, affordable housing, accessible/adaptable dwellings, crime prevention, utilities strategy, refuse strategy, fire hydrant strategy and noise.
- 8.15. The Layout Principles comply with the rules of good urban design by seeking to ensure a clear distinction between private and public spaces, good surveillance of the public realm and the provision of private spaces that are easier to protect from intrusion. Similarly, the principles set out in the code are also consistent with national and local policies on crime prevention by seeking to have outward facing development blocks with active frontages to all public and semi-public spaces; i.e. windows and doors facing onto streets, parking courts, open spaces, footpaths and play areas to provide good surveillance.
- 8.16. The principles for affordable housing comply with the majority of local policies and standards. Smaller clusters (5 to 15) are proposed in accordance the former DDC's SPD on Affordable Housing.
- 8.17. The guidance relating to utilities is considered to be appropriate and will serve as a solid basis for the drawing up of detailed reserved matters. First iterations of the code did not provide suitable examples of soft landscaping and screening for electricity sub-stations but additional and more appropriate examples were added by the applicants in response to officer feedback.

Character Areas

- 8.18. This section of the code breaks the development down into character areas (and sub-character) and makes specific recommendations for the architectural approach to be utilised within each of these areas. These instructions are based upon the findings of the character analysis and the different neighbourhoods and character areas primarily take their cues from the closest neighbouring developments where this has been justified in the analysis.
- 8.19. Four neighbourhoods are proposed:
- Town (urban/mixed use) adjacent to entrance into the development of the A43.
- Core (including the spine road) which links from the town character area and heads south and also west.
- District (suburban) which forms a large area fronting the A43 and also the green link.

Edge (green edge) forming the edges of the development facing the wider environment.

- 8.20. Ironstone, brick, render and timber cladding with slate effect tiles or smooth, plain tiles will be the most commonly used materials (as evidenced by the character analysis).
- 8.21. Town (urban/mix use). Located within the heart of the development, to the west of the roundabout off the A43. This includes the primary school, local centre and residential uses. Materials will be inspired by Daventry town centre, predominately red brick with a secondary contrast palette to include options such as render, cladding and ironstone. Flexibility is key to enable focal buildings to be planned at key frontages. At the upper levels there will be a mix of residential, commercial and community uses.
- 8.22. Core (including the spine road). The Core character area provides primary connectivity along the east to west spine road, as well as to the southern residential areas. It will be predominately residential in terms of uses and will provide legible connections to the local centre. The Core character area is straight and long in nature which emphasises the terminating views of the town character area and edge character area. Buildings will be higher and less variation will be seen in architectural features to create a consistent rhythm along the streets.
- 8.23. District (suburban). This forms the residential core of the development. The character area generally comprises a semi-formal and ordered arrangement of development blocks and tertiary streets that are structured to provide views out to the edges and open space beyond. Predominant use of semi-detached or terraced units, located on smaller plots. Use of more suburban building forms, reflecting the existing surrounding development of Daventry centre will be delivered. It will provide an identifiable contrast to the Core, Edge and Town character areas.
- 8.24. Edge. This area will respond to the rural nature of the former agricultural fields and farmland. In particular the materials and boundary treatment will reflect the location of the edge of the development onto its rural surroundings. Development will reinforce the location of the green infrastructure and provide permeability to pedestrian and cyclist routes. Lower buildings and public open space will be provided to protect views over Stepnell Spinney and the surrounding external green open space.
- 8.25. Officers are satisfied that the Detailed Design Instructions will provide for enough variety and flexibility to create a visually interesting, distinctive and legible development whilst also giving enough detail to guide the design of reserved matters applications to ensure a consistency of approach which is respectful of the surrounding areas.

Green Infrastructure

- 8.26. This section sets out details for the landscaping strategy to be applied across the SUE. The strategy gives guidance about the principles to be applied when designing the key green spaces for the development. The landscape within the development will provide a series of interconnected parks which are based around existing site features and located in places that help assimilate the housing into the wider surrounding environment.
- 8.27. The strategy will look into each key area within the landscape and set out principles that will be taken forward in future Reserved Matters application. This includes, Stepnell Park, local centre, green links, Badby edge, High Point Park, wetland edge and residential green.
- 8.28. A Planting Palette is included for the various types of green spaces as well as for each of the landscape areas. This describes the species of plants to be used within each

area. Using plants of varying shapes, sizes and colours will help to create a distinctive character and reinforce and harmonise with the built form.

8.29. Also included in this chapter are sections to illustrate how land levels vary across the site in relation to the proposed open spaces/green link/parks.

8.30. Officers are satisfied that the landscaping strategy will help developers to design appropriate detailed landscaping proposals for the development which will be sympathetic to and support the creation of distinctive character areas.

9. FINANCIAL CONSIDERATIONS

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

10. PLANNING BALANCE AND CONCLUSION

10.1. The proposed Daventry South West Design Code is consistent with the outline planning permission and represents a logical progression from the associated Masterplan and Design and Access Statement. The applicants have worked with officers to amend and revise the code to produce a set of guidelines which should enable developers to design appropriate, detailed, reserved matters planning applications for this SUE. Condition 8 of the planning permissions should be discharged.

10.2. A further amendment is required to the Design Code prior to Officers being in a position to recommend discharging the condition.

11. RECOMMENDATION

11.1. RECOMMENDATION – TO DELEGATE TO THE HEAD OF DEVELOPMENT MANAGEMENT TO APPROVE THE DETAILS SUBMITTED PURSUANT TO CONDITION 8 (DESIGN CODE) SUBJECT TO THE FOLLOWING MATTERS BEING ADDRESSED IN A REVISED DESIGN CODE AND CONSIDERED ACCEPTABLE:

- **The submission of a revised section of the code on summary and character analysis table.**
- **The submission of a Regulating Plan.**
- **Clarification of a number of issues raised by the case officer including chimneys, relationship with Badby House, use of edible landscaping, affordable housing, drainage and utilities design.**
- **Comments being received and addressed by consultees.**