

Application Number: WNS/2022/1954/MAR

Location: Northampton West Sustainable Urban Extension Sandy Lane Harpole

Proposal: Reserved Matters submission relating to joint planning permissions S/2017/2270/EIA and DA/2017/0889. Details of layout, scale, appearance and landscaping for the erection of 285 dwellings in Phases 1C, 1D, 1E and part 1A (Plots 1 to 285) AND adjoining strategic open space and play facilities. Original applications were subject to an environment impact assessment

Applicant: Bloor Homes

Agent:

Case Officer: Suzanne Taylor/Rebecca Grant

Ward: Bugbrooke

Reason for Referral: Affects Sustainable Urban Extension

Committee Date: 12/12/2022

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT DELEGATED AUTHORITY TO THE HEAD OF PLANNING DELIVERY FOR PLANNING AND ENVIRONMENT TO GRANT PERMISSION SUBJECT TO THE RECEIPT OF SATISFACTORY AMENDED PLANS (SOFT LANDSCAPING) AND CONDITIONS

Proposal

Resubmission of the approved reserved matter for details of layout, scale, appearance and landscaping for the erection of 285 dwellings in Phases 1C, 1D, 1E and part 1A (Plots 1 to 285) and adjoining strategic open space and play facilities to amend the approved house types within these phases to a more contemporary style and other minor changes.

Consultations

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

- Duston Parish Council

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

- Highways England, Local Highway Authority, Planning Policy, Environment Agency, Environmental Protection, Archaeology, Strategic Housing

Nine 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
- Highways and Parking
- Open Space and Play Areas
- Surface Water Drainage
- Residential Amenity

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

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

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

- 1.1 This application is on a site of circa 15 hectares that lies on the western edge of Northampton adjacent to the communities of Duston and New Duston and some 6km from Northampton town centre. It forms the central section of the larger Northampton West SUE which covers circa 83 hectares.
- 1.2 The village of Harpole lies approximately 1.7km to the south and Harlestone approximately 2km to the north. The site is primarily comprised of arable and grazing agricultural land and whilst the wider SUE straddles the former district boundary between South Northants and Daventry areas this site lies wholly within the former Daventry Area. The southern boundary is demarcated by the Dallington Brook watercourse which runs roughly east to west across the middle of the SUE and provides a green corridor of existing vegetation.
- 1.3 The New Sandy Lane runs along the eastern site boundary with Port Road to the north. To the west is predominantly agricultural land and the easternmost extent of the Althorp Estate. The site consists predominately of large arable fields contained by hedgerows, fence lines and trees and includes smaller pockets of woodland and scrub. Bottomclose Spinney occupies 0.45has of woodland immediately to the north of Dallington Brook.
- 1.4 To the east of the application sites is New Sandy Lane, a single carriageway relief road connecting Harlestone Road at the north to Roman Road at the south. To the east of that is a surface water balancing pond that receives run off from New Sandy Lane and to the north-east of the site boundary is New Duston which forms the urban edge of Northampton and is comprised of late 20th Century two storey housing. There is a landscape buffer, cycleway and footpath between the western edge of the residential

area and New Sandy Lane. Aside from Fleetlands Farm to the west these are the closest residential dwellings.

2. CONSTRAINTS

- 2.1. Part of the site (adjacent to the watercourse running roughly east-west through the centre) lies within Flood Zones 2 and 3.
- 2.2. The site is within 2km of the following SSSIs: Nobottle Belt; Oldfield Thicket; Nobottle Short Wood; Nobottle Wood; Church Brampton Golf Course; Harlestone Firs; Broadgow Spinney; Heath Spinney and Brook; Berry Wood; Dallington Heath; Sowditch Thicket; Dallington Brook Grassland; Upton Pasture.
- 2.3. The site is within 1 km of Harlestone Quarry.
- 2.4. The following archaeological assets lie within the site: Lodge Barn Farm; Possible Iron Age/Romano-British Settlement; Possible Iron Age/Romano-British Settlement; Possible Prehistoric Settlement.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. In December 2020 outline planning permission was granted for up to 1,750 dwellings, a primary school, a mixed use Local Centre (Uses A1-A5, D1), together with associated public open space, landscaping, highways, sustainable drainage systems, and all ancillary infrastructure works. A site-wide Design Code (to cover all future phases of the permission) was approved following presentation to this Committee in October 2021. Three detailed, reserved matters applications were subsequently approved in March 2022 for 430 of the 1,750 dwellings along with the associated green infrastructure; covering Phases 1A, 1B, 1C, 1D and 1E of the development.
- 3.2. This application is a resubmission of the approved reserved matter for details of layout, scale, appearance and landscaping for the erection of 285 dwellings in Phases 1C, 1D, 1E and part 1A (Plots 1 to 285) and adjoining strategic open space and play facilities. The green infrastructure includes Dallington Brook Community Park (a Neighbourhood Equipped Area of Play (NEAP) and public amenity space and the southern part of New Sandy Lane Green Corridor which incorporates a Local Area of Play (LAP) and public amenity space. The resubmission seeks permission to amend the approved house types within these phases to the more contemporary style found in the Central Character Area. An associated addendum to the Design Code has been approved to allow the expansion of this Character Area (along with a reduction to the Fleetland Character Area) in advance of this application being considered.
- 3.3. The proposed revisions can be summarised as follows:
 - house type substitutions and building elevation changes;
 - minor plot adjustments;
 - a minor adjustment to the siting of the substation (adjacent to plots 277 and 278);
 - the relocation of three visitor parking bays (adjacent to plots 110 and 281);
 - a minor road adjustment (fronting plots 249 and 250); and
 - brick type substitutions.
- 3.4. *Timescales for Delivery:* The development has commenced and it is anticipated that the first houses will be occupied by June 2023 with first occupations on Phases north of Dallington Brook in the 2nd quarter of 2025.

4. RELEVANT PLANNING HISTORY

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

Application Ref.	Proposal	Decision
WNS/2022/1738/COND	Condition 7 of S/2017/2270/EIA [Design Code] Application for approval of details submitted pursuant to Condition 7 of Planning Permission S/2017/2270/EIA [Outline application for the demolition of existing barns and the erection of up to 1750 dwellings, a primary school, a mixed use Local Centre (Uses A1-A5, D1), together with associated public open space, landscaping, highways sustainable drainage systems, and all ancillary infrastructure works, including a new primary sub-station. (Application accompanied by an Environmental Statement)	APPROVED
WND/2021/0672 and WNS/2021/0976/MAR	Reserved Matters submissions relating to joint planning permissions S/2017/2270/EIA and DA/2017/0889. Details of layout, scale, appearance and landscaping for the erection of 285 dwellings in Phases 1C, 1D, 1E and part 1A (Plots 1 to 285) and adjoining strategic open space and play facilities	APPROVED
S/2017/2270/EIA and DA/2017/0889	Outline application for the demolition of existing barns and the erection of up to 1750 dwellings, a primary school, A mixed use Local Centre (Uses A1-A5, D1), together with associated public open space, landscaping, highways sustainable drainage systems, and all ancillary infrastructure works, including a new primary sub-station. (Application accompanied by an Environmental Statement). Dual application.	APPROVED
S/2021/0366/COND and C/2017/899	Condition 7 [Design Code] Application for approval of details submitted pursuant to condition 7 of dual planning permissions S/2017/2270/EIA and DA/2017/0889 [Outline application for- the demolition of existing barns and the erection of up to 1750 dwellings, a primary school, A mixed use Local Centre (Uses A1-A5, D1), together with associated public open space, landscaping, highways sustainable drainage systems, and all ancillary infrastructure works, including a new primary substation. (Application accompanied by an Environmental Statement)	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 Daventry Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

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

- 5.3. The relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S3 - Scale and Distribution of Development
- S4 – Northampton Related Development Area
- 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 (DLPP2)

5.4. The relevant policies of the Daventry LPP2 are:

- 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)
- Approved Northampton West Design Code
- National Model Design Code
- Nortoft Study: Planning for the Future of Open Space, Sport and Recreation in West Northamptonshire
- Strategic Development Framework (SDF) - 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 JCS strategic policy framework of providing a 'plan-led' approach to guide development of the SUE's.
- Supplementary Planning Guidance/Documents (SPDs and SPGs)
- 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	Position	Comment
Harlestone Manor Parish Council	No comments received to date	
Harpole Parish Council	No comments received to date	
Harlestone Parish Council	No comments received to date	
Duston Parish Council	Object	Insufficient existing infrastructure (particularly primary healthcare) to support new residents; Increased traffic leading to congestion and harm to highway safety; No affordable housing provision; Harm to wildlife/ecology;

		<i>(Officer Note: All the above matters were considered as part of the outline planning permission and are not relevant to the detailed/reserved matters phase. S106 contributions have been secured to mitigate for additional pressures on local amenities including a primary healthcare contribution).</i>
Kislingbury Parish Council	No comments received to date	
Harpole Action Team	No comments received to date	
Local Highways Authority	No comments	Initially queried the perceived loss of 2 visitor parking bays but following clarification that these had been relocated in response to highway safety recommendations the LHA have no comments.
National Highways	No objection	
Northamptonshire Police Crime Prevention Design Advisor	No comments received to date	
Anglian Water	No comments received to date	
Surface Water Drainage Team (AKA Lead Local Flood Authority)	No comments received to date	
Environment Agency	No comments	
Natural England	No comments received to date	
Northants and Beds Wildlife Trust	No comments received to date	
Sport England	No comments received to date	
Health and Safety Executive	No comments received to date	
Environmental Protection	No comments	
Ecology	No comments received to date	
Archaeology	No comments	
Planning Policy	No comments	
Strategic Housing	No comments	
Economic Development	No comments received to date	
Building Control	No comments received to date	
Recreation and Leisure	No comments received to date	

British Horse Society	No comments received to date	
Waste and Recycling	No comments received to date	
Minerals and Waste	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 9 objections raising the following comments:
- Increased traffic on Port Road and in Duston would be detrimental to highway safety and cause disturbance to residents and more congestion;
 - Increased strain on local amenities: schools; doctors; dentists; parks;
 - Loss of access to open countryside and resultant harm to mental/physical health;
 - Harmful impact on wildlife/loss of wildlife;
 - Increased noise pollution;
 - Increased air pollution;
 - Increased crime/fear of crime.

8. APPRAISAL

Principle of Development

Policy Context

- 8.1. This application is a detailed reserved matters proposal, and the principle of the development has already been approved under joint outline planning permissions S/2017/2270/EIA and DA/2017/0889 in December 2020. The site lies on land allocated for development within the LPP1 under Policy N4 (Northampton West SUE). The approved Northampton West Design Code also sets out agreed parameters for the development.

Assessment

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

Conclusion

- 8.3. Outline planning permission has recently, already been granted for this development where it was determined that it 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. Policies SS2 of the SNLPP2 and ENV10 of DLPP2 require new developments to use a design led approach and to ensure that developments are compatible with their surroundings. In this case a Design Code has been agreed for Northampton West 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 and the National Model Design Code.

Assessment

- 8.5. **General Layout:** Members may recall that planning permission was recently granted for a very similar detailed layout in March this year. The general layout of the streets and blocks are consistent with the approved Land Use and Density Parameter Plan of the outline permission and the Regulating Plan within the Design Code. Phases 1C, 1D and 1E are divided up into a series of residential blocks and open spaces by Primary Streets, Secondary Streets and Side/Shared Surface Streets. Most dwellings are 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. Dwellings should ideally be located in a 'back-to-back' arrangement (i.e. rear garden boundary to rear garden boundary) in order to ensure that rear gardens are more secure, private and tranquil and to create active, well overlooked and safer streets and public spaces. Ensuring that dwellings are back-to-back also produces more attractive public spaces and streets which are not dominated by rear boundary enclosures. Bearing in mind that the development will achieve this, officers consider that the general layout is acceptable.
- 8.7. **Boundary Enclosures:** All public facing boundary enclosures will be brick walls rather than fences helping to create a better quality of development which will enhance the character and appearance of scheme.
- 8.8. **House Types and Neighbourhoods/Character Areas:** The proposals include approximately 15 different house types with most of these having at least two variations (different architectural detailing and facing materials) in order to respond to the Neighbourhoods and character areas set out in the approved Design Code. The Design Code divides the development into 3 main Neighbourhoods: Fleetland Neighbourhood, Central Neighbourhood and Heath Neighbourhood (future phases). These are each subdivided further into 3 Character Areas (CAs): Spine Road; Green Edges and Neighbourhood Housing.
- 8.9. Not all Neighbourhoods and CAs are represented in the current reserved matters applications before us. Those that are included in the applications are set out below.
- 8.10. Fleetland Green Edge should reflect neighbouring 21st century development (at Buckton Fields) with larger plots, a spacious/low density layout and simple/traditional building forms.
- 8.11. Fleetland Neighbourhood will also be influenced by neighbouring 21st century Buckton Fields with suburban building forms arranged in a semi-formal layout with smaller plots at a higher density.

- 8.12. Central Spine Road should take its cues from neighbouring, contemporary 21st century developments at Marina Park and Upton with a semi-formal layout and mainly semi-detached and detached dwellings.
- 8.13. Central Green Edge will make reference to neighbouring, contemporary 21st century developments whilst having a less formal and lower density layout which will provide a more sympathetic transition for adjacent green spaces.
- 8.14. Central Neighbourhood should also be influenced by contemporary 21st developments at Marina Park and Upton also having a semi-formal layout but using more smaller plots (semi-detached and terraced) for a higher density character.
- 8.15. **Refuse Strategy:** Bin storage would be on plot for all dwellings. Bin Collection Points are located in accordance with the Refuse Strategy in the approved Northampton West Design Code although some householders will have to wheel their bins more than the recommended 25m as some of the shared surface streets (particularly around the green edges of the site) will not be adopted and cannot be used by the standard refuse lorry. However, the number of plots that will be affected in this way are comparatively small and therefore it is not considered to be a significant issue.
- 8.16. **Parking Strategy:** The majority of car parking spaces provided within the scheme would be on driveways within the plot combined with a few examples of small, private parking courts located to the rear of dwellings. Along the Green Edges and Spine Road the on-plot drives would be located to the sides of dwellings in accordance with the Design Code. Within the neighbourhood core areas of Fleetland and Central (on secondary streets and shared surface streets) there is some use of perpendicular frontage parking which has been minimised through the limited use of small, private, parking courts to the rear of dwellings in accordance with the approved Design Code.
- 8.17. **Materials, Chimneys and Window and Door Colours:** The proposals include details of the proposed facing materials. A selection of appropriate red stock bricks and buff/cream bricks are proposed. Slate effect roof tiles and interlocking roof tiles in 3 different colours (which have the appearance of a plain tile) are considered to be acceptable. Some of the contemporary house types will include partial timber boarding in accordance with the details set out in the Design Code.
- 8.18. Five colour finishes are proposed for front doors and garage doors across the entire scheme. The colours and variety are believed to be appropriate and will help to provide sufficient visual interest whilst ensuring a cohesiveness for the overall scheme.
- 8.19. Windows will be white or grey UPVC in line with the Design Code. Bargeboards, fascias and canopy porches will be white, grey or black. All rainwater goods will be black. These details are all considered to be acceptable.
- 8.20. The number of proposed chimneys adheres to the Site Wide Chimney Strategy within the Design Code. As set out in the Design Code chimneys will not be utilised frequently within the Central Neighbourhood which is of a contemporary architectural style.
- 8.21. **Key Note Dwellings (KNDs):** The Design Code identifies locations within the proposed scheme where KNDs should be sited. These plots would be expected to feature distinctive dwelling types (perhaps with notable facing materials, chimneys or window treatments etcetera) in order to provide landmarks to help people find their way around the development. KNDs have been comprehensively brought forward from the Design Code into the proposals and plots which should feature KNDs do have appropriate/distinctive house types/treatments/chimneys to aid legibility.

- 8.22. **On-Plot Soft Landscaping:** The Northampton West Design Code advocates the use of different planting and colour pallets for the Fleetland and Central Areas to help reinforce their distinctiveness and complement their architectural styles. To this end Fleetland should utilise more informal/naturalistic/floral planting with a warm purple, pink, yellow and red colour pallet. Central should be more minimalist/clean and formal with a cool purple, blue and green colour pallet. The submitted planting proposals have not been fully updated to reflect the change in character area from Fleetland to Central for the spine road and eastern part of this Phase. Assuming that satisfactory amended plans which propose distinct soft landscaping for each of the CAs in line with the Design Code are submitted the proposals would be acceptable.

Density and Mix of House Types

Policy Context

- 8.23. 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.
- 8.24. The S106 agreement for the outline permission allows the first 430 dwellings to be provided without delivering any affordable units. This was based on a viability appraisal which took account of significant infrastructure being delivered in the early phases of the development and that the permission was subject to a Grampian condition preventing the delivery of more than 430 dwellings before the new section of the Sandy Lane Relief Road (to come forward as part of the Norwood Farm/Upton Lodge SUE) is open to traffic.

Assessment

- 8.25. **Density:** The density of this Phase is circa 20dph. Policy H1 requires a minimum density of 35dph but because it has a high proportion of Green Edge (which necessitates a lower density in order to provide a sensitive transition between urban and green spaces) and includes a significant proportion of crucial green infrastructure (including the Dallington Brook Community Park, Dallington Brook Ecological Corridor, New Sandy Lane Green Corridor and the NEAP) a lower density is considered to be acceptable. It should be noted that the proposed density remains the same for this application as for the previously approved reserved matter.
- 8.26. Furthermore, it is anticipated that future phases will be capable of delivering a higher density of dwellings as many of these will not need to include such large pieces of infrastructure and it is anticipated that the entire scheme will be able to deliver close to the 1,750 dwellings permitted by the outline. It should be noted that the average density of the entire outline permission is circa 21dph when including the parts of the site on which crucial supporting infrastructure (such as the primary school, local centre, parks/public open spaces, roads etc).
- 8.27. **Mix:** The proposals for this Phase include 2 bed (6.32%), 3 bed (40.35%), 4 bed (51.58%) and 5 bed (1.75%) dwellings provided as terraced, semi-detached and detached dwellings. The vast majority are two storeys with some 2.5 storey dwellings. Being situated in a SUE within the NRDA, the development is not required to provide a minimum of 5% bungalows.

- 8.28. It is considered that this Phase incorporates a good range of different dwelling options in accordance with Development Plan policies. Later phases will include affordable units and should incorporate more smaller/terraced dwellings.

Conclusion

- 8.29. The proposed mix of house types and density of development are consistent with the approved outline permissions and Design Code parameters. Officers are satisfied that these Phases 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.

Highways and Parking

Policy Context

- 8.30. Policy SS2 of SNLPP2 requires developments to have a safe and suitable means of access. The approved Northampton West Design Code and the adopted Northamptonshire Parking Standards also apply to this development.

Assessment

- 8.31. The road layout proposals for this Phase includes a hierarchy of streets which follow the approved Regulating Plan and the Access and Movement Strategy Plan in the Design Code. A new site access (approved under the outline) will be provided to serve this Phase from Port Road to the north. This will connect to a new Primary Street that will run through the northern part of the SUE to the approved New Sandy Lane roundabout access and will ultimately link through via another Primary Street to the third new site access from Roman Road to the south (which was also approved under the outline and will come forward for the later, southern Phases).
- 8.32. With regard to parking provision the revised house types have resulted in a slight change to the plot layouts which will provide an increased number of spaces for residents and visitors using a variety of parking solutions in accordance with the approved Northampton West Design Code and the Adopted Northamptonshire Parking Standards SPD. 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. There are 3 plots which would be amended from a 3 bed to a 4 bed; thereby necessitating an additional parking space to accord with the Northamptonshire Parking Standards SPD. These plots have all had an additional single garage provided alongside the approved 2 No. on-plot parking spaces. The LHA have no objections to the proposals.

Conclusion

- 8.33. The latest version of the layout of the roads and parking provision for this Phase would not be detrimental to highway safety and it is considered that the proposals accord with the Design Code and the Parking SPD.

Open Space and Play Areas

Policy Context

- 8.34. Policies SS2 of the SNLPP2 and ENV10 of DLPP2 require developments to incorporate suitable landscape treatment. The approved Design Code includes a Section on Landscape Proposals and a Landscape Strategy.

Assessment

- 8.35. Phases 1A, 1C, 1D and 1E will include Dallington Brook Community Park, a significant proportion of the central section of the New Sandy Lane Green Corridor and half of the Dallington Brook Ecological Corridor in accordance with the Design Code.
- 8.36. Located at the heart of the SUE, Dallington Brook Community Park will be the largest and most significant public open space to serve the Northampton West development and will include a Neighbourhood Equipped Area of Play (NEAP), footpath/cycle connections and a substantial amount of amenity space. The proposals are consistent with those of the Design Code and the applicants have added some additional boundary enclosure treatments and litter bins to the NEAP and added some additional benches/seats for the eastern area in response to Officer comments. The proposals are considered to be acceptable and will provide an important amenity for future residents.
- 8.37. Linking up with this Community Park the Dallington Brook Ecological Corridor will also provide a substantial area of public amenity space for recreation and leisure as well as delivering habitats for wildlife and preserving the existing Dallington Brook wildlife corridor. The proposals are consistent with the Design Code and are considered to be acceptable.
- 8.38. To the eastern boundary of the site the proposals include structural green space which is described in the Design Code as the New Sandy Lane Green Corridor. This area incorporates a LAP with play equipment. These proposals are considered to be acceptable.
- 8.39. The proposed amendments to the scheme mean that the entirety of the spine road would lie within the Central Character Area. It appears that the tree planting along the section which was formerly within the Fleetland CA is different to that adjacent to the Central CA to the south. It is therefore recommended that there should be a consistent approach to the planting along the whole spine road within these first Phases and clarity has been sought from the applicants on this point.

Conclusion

- 8.40. Subject to the clarification of the trees to be used on the spine road the open spaces and play areas for this Phase of the scheme are in line with the Design Code and will provide the necessary facilities for the future community.

Surface Water Drainage

Policy Context

- 8.41. 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 SNLPP2 requires development to be adequately serviced with infrastructure and to consider flood risk.

Assessment

- 8.42. The outline permission was supported by a Flood Risk Assessment (FRA) and Surface Water Management Strategy; both of which were approved. The submission and approval of a Surface Water Drainage Scheme prior to any built development taking place is required by a condition attached to the outline planning permission. These details have not been provided as part of the current applications but can be dealt with in due course as condition discharge applications. The Surface Water Drainage Team would be consulted on these details and therefore any concerns or comments could be addressed at that stage.

Conclusion

- 8.43. Whilst details of the Surface Water Drainage scheme for these phases have not been provided (and the SWDT cannot comment) it is noted that this matter can be dealt with by an existing condition of the outline planning permission and any comments or concerns can be addressed at that stage.

Residential Amenity

Policy Context

- 8.44. Policy SS2 of the SNLPP2 requires new developments to have good standards of amenity for future occupiers and existing occupiers of neighbouring properties. Policy ENV10 of the DLPP2 requires developments to be designed to protect the amenity of new and existing dwellings.

Assessment

- 8.45. Aside from the few exceptions set out in Paragraph 8.6 the proposed dwellings are laid out in public facing perimeter blocks with private rear gardens. Each property benefits from its own amenity space and off-road car parking. To preserve privacy the SNC Design Guide requires a minimum separation distance of 18.0m between the back walls/facing windows of dwellings and recommends a minimum garden depth of 9m. The smallest rear gardens are closer to 7.5m in length (5 Plots out of 295) but the majority have gardens of at least 9m in length. All Plots have a back-to-back separation distance of at least 18m.

- 8.46. Whilst there are examples of plots which do not strictly accord with the standards set out in the SN Design Guide there are only a few gardens under the 9m minimum.
- 8.47. There are no existing residential dwellings immediately adjacent to these Phases of the development. The closest existing, independent dwelling houses are located along the western edge of New Sandy Lane in New Duston which are at least 60m from the site.

Conclusion

- 8.48. The proposed development would not result in any loss of light, outlook or privacy for existing neighbours. Although not every plot fully complies with the SN Design Guide on minimum garden lengths it is not considered that these plots are significantly substandard and there are relatively few examples. All plots would have their own private rear garden of more than 7.5m in length. On this basis Officers are satisfied that the layout ensures that future occupiers would benefit from an acceptable level of residential amenity.

9. FINANCIAL CONSIDERATIONS

- 9.1. CIL is payable at the Daventry rate.

10. PLANNING BALANCE AND CONCLUSION

- 10.1. The principle of this development has already been established by the outline permission and the planning balance in that case obviously came down in favour of granting permission. The proposed development would deliver 285 new homes 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 also provide key green infrastructure in the form of public amenity space, equipped children's play parks and links to other green spaces in the vicinity.
- 10.2. The details of this residential phase accord with the extant outline planning permission and are largely in line with the parameters agreed in the approved Northampton West Design Guide (as amended). Most of the details of this proposal have also previously been approved under the former reserved matters permission. The proposals are predominantly in compliance with the Development Plan. Bearing in mind that there are no objections from statutory consultees, it is considered that there would be no sustainable reasons for refusing this application as currently proposed and the benefits of the scheme justify granting permission.

11. RECOMMENDATION / CONDITIONS AND REASONS

- 11.1. Detailed recommendation here and full list of conditions and reasons here

RECOMMENDATION – DELEGATE TO THE HEAD OF PLANNING DELIVERY FOR PLANNING AND ENVIRONMENT TO GRANT PERMISSION, SUBJECT TO:

- 1. RECEIPT OF SATISFACTORY AMENDED PLANS AND**
- 2. THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)**

IF SATISFACTORY AMENDED PLANS ARE NOT RECEIVED BY 09 JANUARY 2023 AND NO EXTENSION OF TIME HAS BEEN AGREED, DELEGATE TO THE HEAD OF PLANNING DELIVERY FOR PLANNING AND ENVIRONMENT TO REFUSE PERMISSION ON THE FOLLOWING GROUNDS (FINAL WORDING DELEGATED TO ASSISTANT DIRECTOR FOR PLANNING POLICY AND DEVELOPMENT):

- **Inappropriate soft landscaping details which would be in conflict with the approved Design Code and detrimental to the character and appearance of the development.**

DRAFT 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:

Phasing Plan SM5114-PD-1001 Rev E received 31 January 2022;
Site Location Plan Phases 1C, 1D, 1E and part 1A P18-0973_61 Sheet 2 dated 30 September 2022;
Proposed Site Layout vs Approved Permission Overlay Phases 1C-1E P18-0973_63 Sheet 02 dated 28 September 2022;
Proposed Layout Plan P18-0973_08 Rev Z dated 22 September 2022;
Materials Plan P18-0973_28 Rev N dated 21 November 2022;
Back to Back Assessment Plan P18-0973_50 Rev E dated 22 September 2022;
Garden Length Assessment Plan P18-0973_51 Rev E dated 22 September 2022;
Parking Strategy Plan P18-0973_30 Rev H dated 22 September 2022;
Refuse Strategy Plan P18-0973_31 Rev G dated 22 September 2022;
Boundary Treatments (Phases 1A-1F) P18-0973_27 dated 22 September 2022;
Boundary Details Plan (1 of 2) P18-0973_32-1 Rev A received 26 January 2022;
Building Heights Plan P18-0973_46 Rev E dated 22 September 2022;
House Type Pack Phases 1B-1F SM5114-SL-Rev C dated September 2022;
Street Scenes - Fleetland P18-0973_02-1 Rev F dated 22 September 2022;
Street Scenes - Central P18-0973_02-2 Rev E dated 22 September 2022;
?Plot Landscaping Plan SM5114-LS-001 Rev ? (1 of 5) dated ? 2022;
?Plot Landscaping Plan SM5114-LS-002 Rev ? (2 of 5) dated ? 2022;
?Plot Landscaping Plan SM5114-LS-003 Rev ? (3 of 5) dated ? 2022;
?Plot Landscaping Plan SM5114-LS-004 Rev ? (4 of 5) dated ? 2022;
?Plot Landscaping Specification & Schedule Plan SM5114-LS-006 Rev c received 28 January 2022.
Development Sections (Through POS) dated 07 February 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 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 ENV10 of the Daventry Part 2 Local Plan and SS2 of the South Northamptonshire Part 2 Local Plan and Government guidance contained within the National Planning Policy Framework.

Amended POS Landscaping Details

3. Notwithstanding the submitted Soft Landscaping Plans for the public open spaces, amended soft landscaping plans for public open spaces shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of the soft landscaping. The amended plans shall address the comments of the Ecology Officer received 09 February 2022 in providing standalone wildlife ponds (in addition to the proposed SUDs ponds) and revising the plant and tree species as recommended.

Reason : In the interests of protecting and preserving wildlife and its habitats in accordance with Policies ENV5 of the Daventry Part 2 Local Plan and SS2, NE5 and NE6 and of the South Northamptonshire Part 2 Local Plan and to ensure the satisfactory appearance of the completed development in accordance with Policies ENV10 of the Daventry Part 2 Local Plan and SS2 of the South Northamptonshire Part 2 Local Plan and Government guidance contained within the National Planning Policy Framework.

Amended Boundary Treatments Details

4. Notwithstanding the submitted Boundary Details Plan (2 of 2), amended boundary details shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of the boundary enclosures. The amended details shall address the comments of the Ecology Officer received 09 February 2022 to provide hedgehog holes in boundary fences as recommended.

Reason: In the interests of protecting and preserving wildlife and its habitats in accordance with Policies ENV5 of the Daventry Part 2 Local Plan and SS2, NE5 and NE6 and of the South Northamptonshire Part 2 Local Plan.

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

Access and Parking

5. 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 Government guidance in Section 12 of the National Planning Policy Framework.

Boundary Enclosures

6. The approved boundary enclosures (walls and fences), 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 Policies ENV10 of the Daventry Part 2 Local Plan and SS2 of the South Northamptonshire Part 2 Local Plan and Government guidance contained within the National Planning Policy Framework.

Pumping Station/Sub Station

7. The pumping station and sub station shall be implemented in accordance with the plans and details approved under condition discharge application WNS/2022/0746/COND:
Materials Specification Document (excluding the Substation Elevations page) received 08 April 2022; AND
Substation Drawing No. GTC-E-SS-0010_R2-1_1 of 1 dated 14 June 2018.

Reason : In order to safeguard the visual amenities of the area in accordance with Policies ENV10 of the Daventry Local Plan Part 2 and SS2 of the South Northamptonshire Local Plan Policy 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 Policies ENV10 of the Daventry Part 2 Local Plan and SS2 of the South Northamptonshire Part 2 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 Policies ENV10 of the Daventry Part 2 Local Plan and SS2 of the South Northamptonshire Part 2 Local Plan.

INFORMATIVES:-

1. Your attention is drawn to the need to comply with the conditions and the Section 106 Agreement imposed on the joint outline planning permissions S/2017/2270/EIA and DA/2017/0889.