Case Officer: Andrew Longbottom
Applicant: Taylor Wimpey South Midlands
Proposal: Application for the approval of reserved matters for phase 3 of (S/2010/0995/MAO An urban extension comprising up to 1000 new homes, including highway access arrangements from Halse Road and Radstone Road, local centre including community hall with uses within A1-A5 inclusive (up to 1000 square metres), a site for a new primary school, open space and associated physical infrastructure. (Includes Environmental Statement) at Land at Radstone Fields, Brackley) Matters relating to appearance, access, landscaping, layout and scale for 129 dwellings
Ward: Brackley East
Councilors: Cllr Peter Rawlinson & Cllr Tony Bagot-Webb
Reason for Referral: Major development
Expiry Date: 23 October 2019  Committee Date: 31 October 2019

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AND SUBJECT TO RECEIPT OF AMENDED PLANS.

Proposal
The application is for reserved matters consent to agree the layout, appearance, scale, landscaping and access for 129 dwellings that form part of phase 3 of the urban extension at Radstone Fields on the northern side of Brackley.

Consultations
No consultees have raised objections to the application:

The following consultees support the application:
- SNC Strategic Housing

The following consultees no objection the application:

Three letters of objection and one making comments have been received from neighbouring properties.

Planning Policy and Constraints
Part of the outline application site that lies alongside the railway line is designated as an area of known archaeological assets. The railway line itself, which is outside the site, is an area of historical landfill. About 300 metres to the north of the outline application site the railway line is designated as being a Site of Special Scientific Interest (SSSI). No footpaths or bridleways run through the application site.

The site is allocated in the West Northamptonshire Joint Core Strategy for an Urban Extension to Brackley.

The safeguarded HS2 route runs to the north east of the outline application site. The application has also 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.

Conclusion
The key issues arising from the application details are:

- The principle of development.
- The layout of the development.
- The appearance of the development.
- The scale of the development.
- The landscaping of the development.
- The access through the development.

The report investigates the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to amended plans to address outstanding layout issues and 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 outline application site lies in open countryside adjacent to the northern boundary of Brackley, as designated in the 1997 South Northamptonshire Local Plan. The outline application site constituted one of three neighbouring parcels of land that when taken together to form the proposed Brackley North Sustainable Urban Extension, as identified by the adopted Brackley Masterplan (2011) and the West Northamptonshire Joint Core Strategy (2014). The three sites in question being Radstone Fields, the Sawmills site, (which lies between Radstone Fields and Northampton Road) and Foxhills, which lies immediately to the north of the Sawmills site.

1.2. The application site forms the final reserved matters application for phase 3 of the development and for the whole Radstone Fields site granted outline planning permission in June 2013. The site for the reserved matters application is approximately a 4.3 Ha area of land located to the south east of the primary school and sports pitches and also borders onto the existing housing on The Glebe development. In addition the site fronts onto the most northerly of the two new roundabouts on the Radstone Road and includes the land to the north east of the sports pitches between the pitches and the new country park.
1.3. The land generally slopes quite gently from south west to north east, however in additional to this, in parts, the land falls quite steeply away from the existing properties on Utah Lane (part of the Glebe Development) into the application site. The properties on Utah Lane are two storey dwellings that back onto the site and are separated from the development site by gardens and an existing 1.8 metre closed boarded fence. Some of the dwellings have been altered since they were constructed and now include orangeries and conservatories. The dwellings on Utah Lane are constructed from a mixture of red bricks and traditional limestone.

2. CONSTRAINTS

2.1. Part of the outline application site that lies alongside the railway line is designated as an area of known archaeological assets. The railway line itself, which is outside the site, is an area of historical landfill. About 300 metres to the north of the outline application site the railway line is designated as being a Site of Special Scientific Interest (SSSI). No footpaths or bridleways run through the application site.

2.2. The site is allocated in the West Northamptonshire Joint Core Strategy for an Urban Extension to Brackley

2.3. The safeguarded HS2 route runs to the north east of the outline application site.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 Outline planning permission was granted in June 2013 with all matters reserved for future consideration except for the design of the roundabouts for the access points to the site. This is one of the associated reserved matters applications to agree details of the appearance, layout, scale, access and landscaping for the final parcel of residential development.

3.2 The application is for 129 dwellings, 28 (22%) of which are affordable, this is due to the reduced amount agreed through the re-viability appraisal, which agreed the figure of 22% for phase 3, against the Council’s normal policy of 40% affordable housing.

3.3 Following consultation there were still some minor layout design issues to be resolved from the Local Highway Authority, the Council’s Landscape Consultant and Officers. Amended plans were received on 1 October 2019 and Officers have carried out a re-consultation on these plans and any responses received will be reported to the committee in the written updates.

3.4 Following the assessment of these revised plans some minor revisions are still required and the applicant has agreed to make the necessary changes. At the time of writing the report these plans have not yet been received therefore it will be necessary to provide further information to members in the written updates.

3.5 The proposed mix of housing as shown on the amended plans is as follows;

Free market dwellings

- Two bed dwellings - 2
- Three bed dwellings – 36
- Four bed dwellings – 63

Affordable dwellings

- Two bed dwellings – 14 (of which 2 are bungalows)
Three bed dwellings – 12
Four bed dwellings - 2

3.6 The house types proposed are consistent with the adopted Radstone Fields Design Code to give a strong rural vernacular character to the development. The majority of the dwellings are to be constructed from brick with either a slate or tiles roofs, however 5 dwellings will be constructed from natural ironstone or limestone with a further 12 dwellings faced with render or painted brick finish. All houses will have chimneys and where possible on plot parking to the side or rear has been provided, the terraces have side or rear parking courts.

3.7 Parking provision is provided with two and three bedroom dwellings having a minimum of 2 parking spaces, four bedroom dwellings having a minimum of 3 parking spaces and five bedroom dwellings having a minimum of 4 parking spaces (these figures include garages).

3.8 Timescales for Delivery: The applicant/agent has advised that, in the event that reserved matters consent is granted, they anticipate development commencing as soon as is reasonably practicable.

4. RELEVANT PLANNING HISTORY

4.1 Outline planning permission was granted in 2013 subject to a legal agreement, for an urban extension comprising up to 1000 new homes, including highway access arrangements from Halse Road and Radstone Road, local centre, community hall, a new primary school, open space and associated physical infrastructure.

4.2 Three reserved matters consents have been granted for phase 1 of the development and total 337 dwellings which are either all occupied. A further 4 reserved matters for phase 2 have been approved for 335 dwellings and these are currently nearing completion. One reserved matters consent has been granted for two parcels on phase 3 for 137 dwellings which are also nearing completion. At the time of writing this report approximately 700 dwellings have so far been occupied.

4.3 The County Council has also granted full planning permission for the primary school and this opened in autumn 2018.

4.4 Reserved matters consent has been granted for the central park and is now completed and transferred to the Town Council. Reserved matters consent has also been granted for the community building which has been completed and handed over to the Town Council.

4.5 Reserved matters consent has also been granted for the local centre and construction of this is due to commence in December which includes a further 26 flats located above the commercial units.

5. PRE-APPLICATION DISCUSSIONS

5.1. The following pre-application discussions have taken place with regard to this proposal:

<table>
<thead>
<tr>
<th>Pre.App Ref.</th>
<th>Proposal</th>
</tr>
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<tbody>
<tr>
<td>P/2018/0278/PRH</td>
<td>Reserved matters layout for phase 3</td>
</tr>
</tbody>
</table>

5.2. Advice given

- The application needs an accurate survey.
- The proposal needs to show how the differing levels on the site will be accommodated.
Separation distance between dwellings need to take account of the Council’s guidance.

The parking provision needs to be in accordance with the design code.

Insufficient information on the design of the dwellings has been submitted.

The layout of the development needs to be amended to comply with the design code.

6. RESPONSE TO PUBLICITY

6.1. This application has been publicised by way of site notices displayed near the site, by advertisement in the local newspaper and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records and that are occupied. The final date for comments was 27 October 2019 although comments received after this date and before finalising this report have also been taken into account.

Originally Submitted Plans

6.2. Three letters have been received from residents living adjacent to the development site and object to the application.

6.3. One letter has been received from an adjacent resident that makes comments on the development proposed.

6.4. The objections raised by third parties are summarised as follows:

- The occupiers of 14 Utah Lane will be able to see straight into the house and garden of plot 695 as the ground floor windows of 14 Utah Lane are higher than the fence at the bottom of the garden. Furthermore, the first floor windows of plot 695 will be able to look directly into the garden and house of 14 Utah Lane. This will result in an unacceptable level of privacy for both dwellings.

- The proposal dwelling located to the rear of 34 Utah Lane will have an unacceptable overbearing impact upon the garden and occupied rooms of 34 Utah Lane.

- 34 Utah Lane will be more affected than other properties as the land does not fall away to the same degree in this part of the site as such the proposed dwelling should be single storey and moved or the proposed two storey dwelling should be moved further from 34 Utah Lane.

- The site is unsuitable for building and the site should form part of the Country Park.

- The proposed dwellings are not needed.

6.5. The one letter of comments raises the following matters

- There is a height difference between the dwellings on Utah Lane and the proposed development site.

- It was expected that the dwellings proposed would have rear gardens as a buffer to the new dwellings however some dwellings are located adjacent to the gardens of the dwellings on Utah Lane.
• The plans show a bungalow which is located within a few feet of the summerhouse at 26 Utah Lane which severely impact on the summerhouse and garden.

• The proximity of the new houses will result in unexpected noise levels.

• The proposed tree in the garden of plot 688 should be removed from the plan as it will impact on the sun deck and barbeque area of 26 Utah Lane.

6.6. The comments received can be viewed in full on the Council’s website, via the online Planning Register.

7. RESPONSE TO CONSULTATION

7.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council’s website, via the online planning register.

Originally submitted plans

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

7.2. BRACKLEY TOWN COUNCIL: No objection.

7.3. EVENLEY PARISH COUNCIL: No objections however there is a lack of infrastructure improvements to match the increase in population and traffic movements in the area.

7.4. HELMDON PARISH COUNCIL: No objection.

CONSULTEES

7.5. LOCAL HIGHWAY AUTHORITY: No objection however recommends several minor amendments to the design of the roads and parking provision to enable the development to meet their adopted standards.

7.6. HIGHWAYS ENGLAND: No Comments.

7.7. NHS ENGLAND: No objections, however the S106 agreement needs to secure a sum of £779,235 for the 1000 houses proposed.

Officer Note: The contributions to the NHS were resolved at the outline planning application stage and there is already a contribution set out in the S106. This is not a matter which is addressed at the reserved matters stage.

7.8. SNC ENVIRONMENTAL HEALTH: No comments.

7.9. SNC STRATEGIC HOUSING: Make the following comments (i) the proposal will contribute towards the aim of the Council’s 5 year priority to deliver a mix of high quality affordable housing, (ii) there is still a strong need for affordable housing in Brackley, (iii) the amount of affordable housing at 22% is correct, (iv) the proposed tenure split is acceptable, (v) the affordable housing unit split does not meet the affordable housing unit type mix provided within these tenures and does achieve the minimum requirement set out in the s106 agreement and a further 4 bedroom house is required, (vi) the proposed site layout is acceptable, (vii) the design standards proposed are acceptable.
Officer Note: Strategic Housing initially advised that they could not support the application until the affordable housing type and mix has been amended to address the outstanding issue. Amended plans have been submitted which does include an additional four bedroom affordable dwelling and the Strategic Housing Team have confirmed that they now support the application.

7.10. SNC BUILDING CONTROL: No comments

7.11. SNC LANDSCAPING CONSULTANT: No objections however raises a number of instances where there could be additional landscaping or inappropriate species of plants have been specified.

7.12. HS2 LTD: No comments.

7.13. ENVIRONMENT AGENCY: No comments

7.14. LEAD LOCAL FLOOD AUTHORITY: Object and advise that there is insufficient information to comment on the acceptability of the proposed surface water drainage scheme for the proposed development.

7.15. ANGLIAN WATER: No objection but make the following comments (i) there are no Anglian Water assets located within the site, (ii) there is not sufficient current capacity at Brackley Water Recycling Centre however Anglian Water will increase the capacity of the centre to accept the additional flows from the development, (iii) Anglian water need to be consulted on the discharge of conditions, 20, 27, 28 and 29 of the outline planning permission, (iv) the LPA should seek the views of the Lead Local Flood Authority on the proposed means of surface water drainage.

7.16. Officer Comments – Anglian Water confirmed at the outline planning stage that there was a strategy in place to accommodate all the flows from the Radstone Fields Development and that all flows could be directed to the Brackley Water Recycling Centre.

7.17. POLICE CRIME PREVENTION DESIGN ADVISOR: No objections however makes the following comments (i) it appears the layout complies with the Radstone Fields Design Code, (ii) some parking spaces are not sufficiently overlooked, (iii) some instances of parking to the rear of dwellings leads to increased opportunities for access into rear gardens and additional trellises should be used in these locations, (iv) care needs to be taken when mixing boundary types as a front boundary treatment can be used as a climbing aid to get over into the rear garden.

Revised Plans

CONSULTEES

7.18. SNC STRATEGIC HOUSING: The revised plans have addressed the outstanding issues and therefore the application is now supported.

7.19. LEAD LOCAL FLOOD AUTHORITY: No objections.

The comments received can be viewed in full on the Council’s website, via the online Planning Register.

8. RELEVANT PLANNING POLICY AND GUIDANCE

8.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
8.2. The West Northamptonshire Joint Core Strategy Local Plan (Part 1) was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and provides the strategic planning policy framework for the District to 2029. The Joint Core Strategy replaced a number of the ‘saved’ policies of the adopted South Northamptonshire Local Plan 1997 though many of its policies are retained and remain part of the development plan. The relevant planning policies of South Northamptonshire’s statutory Development Plan are set out below:

WEST NORTHAMPTONSHIRE JOINT CORE STRATEGY 2014 (JCS 2014)

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S10 – Sustainable Development Principles
- S11 - Low Carbon and Renewable Energy
- C1 - Changing Behaviour and Achieving Modal Shift
- C2 - New Developments
- C5 - Enhancing Local and Neighbourhood Connections
- H1 - Housing Density
- H2 - Affordable Housing
- H4 - Sustainable Housing
- B3 - Brackley North Sustainable Urban Extension

SOUTH NORTHANDS LOCAL PLAN 1997 SAVED POLICIES (SNLP 1997)

- G3 – General Development Principles
- EV1 – Design
- EV21 - Hedgerows
- EV29 - Landscaping

DRAFT SOUTH NORTHAMPTONSHIRE PART 2 LOCAL PLAN (Part 2 LP)

The draft South Northamptonshire Part 2 Local Plan was submitted to the Planning Inspectorate for Examination on 22nd January 2019. The examination was held during the two weeks commencing 10th and 17th June 2019. The Inspector’s Final Report is awaited once consultation on the Main Modifications has been carried out. In accordance with Paragraph 48 of the National Planning Policy Framework (NPPF) the Council may now give weight to relevant policies in the draft Plan according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

As the Plan was submitted prior to 24th January 2019, in accordance with Paragraph 214 of the NPPF consistency should be tested against the previous Framework published in March 2012. The following draft Policies are considered relevant:

- SS1 – Settlement Hierarchy
8.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- South Northamptonshire Council Design Guide
- The Brackley Masterplan
- The Radstone Fields Design Code.
- Human Rights Act 1998 (“HRA”)
- Equalities Act 2010 (“EA”)

8.4. Council Corporate Priorities

South Northamptonshire Council’s Business Plan for 2019-20 sets out the Council’s three strategic priorities which form our overarching business strategy. Below these are the key actions for the year 2019–20. This is a strategy which looks to the future taking into account the priorities and aspirations of the communities who live and work in the district.

The three corporate priorities are to ensure the District is “Protected, Green & Clean”, is a place which supports “Thriving Communities & Wellbeing”, and is a District of “Opportunity & Growth”. All three priorities are of significance to the determination of planning applications and appeals. Below these priorities, the key actions which are of most relevance to planning applications and appeals are: (1) deliver the Local Plan; (2) increase tourism and increase employment at strategic sites; (3) develop our town centres; (4) protect our built heritage; (5) protect our natural environment; (6) promote environmental sustainability; (7) promote healthy place shaping; (8) delivery innovative and effective housing schemes; and (9) deliver affordable housing.

The remaining key actions may also be of significance to the determination of planning applications and appeals on a case by case basis.

The above corporate priorities are considered to be fully compliant with the policy and guidance contained within the National Planning Policy Framework and National Planning Practice Guidance.

9. **APPRaisal**

9.1. The key issues for consideration in this application are:

- The Principle of Development.
- Layout
- Appearance
- Scale
- Landscaping
• Access

The Principle of Development

9.2. The Principle of development is established by the outline planning permission S/2010/0995/MAO.

The Layout of the Proposed Development

9.3. The layout of the development follows the principles set out in the Radstone Fields Design Code and the outline application masterplan with an established street hierarchy defined by tree planting, road widths and pavement widths.

9.4. The layout also includes the required amount of affordable housing at 22% and has also provided an acceptable mix of sizes of affordable housing and mix of tenure types as required by the Council’s Strategic Housing Team. The layout has been designed so that the design and parking arrangements for the affordable housing are no different to those of the free market housing and therefore they are considered to be tenure blind.

9.5. Strategic Housing did state they could not support the proposal due to a lack of 4 bedroom housing, however amended plans have been submitted which does include an additional four bedroom affordable dwelling and the Strategic Housing Team have confirmed that they now support the application.

9.6. In terms if crime prevention measures have been included within the layout to reduce the incidence of crime, such as the use of walls instead of fences to protect the boundaries onto the parking courts and the securing of rear alleyways.

9.7. Three letters have been received from the occupants of Utah Lane two letters objected to the application and one occupant raised comments on the application. Whilst it is not considered that the scheme in its originally submitted form would have had an unacceptable impact on residential amenity amendments have been made to address the representations received.

These include;

• The repositioning of the dwelling and house on plot 695 so that the garage forms a physical screen to provide additional privacy for numbers 14, 16 and 18 Utah Lane.

• The reduction in height of lots 667 and 668 to reduce their impact on numbers 26, 28 and 30 Utah Lane.

• The amending of the house type and siting of the dwelling on plot 683 to reduce the impact on 34 Utah Lane.

9.8. The properties on Utah Lane have been consulted on the changes and any additional representations will be included in the written or verbal updates.

9.9. The parking provision contained within the layout is in accordance with the requirements of the Design Code.

Policy Context

Policies S10, H1, H2 and B3 of the West Northamptonshire Joint Core Strategy
Saved Policies G3 and EV1 of the South Northamptonshire Local Plan

Policies SS2, LH8, LH10, SDP1, SDP3 of the Draft South Northamptonshire Local Plan.

NPPF section 5 – Delivering a Sufficient Supply of Homes, Section 8 – Promoting Healthy and Safe Communities, Section 11 - Making Efficient Use of the Land, Section 12 - Achieving Well Designed Places.

Assessment

9.10. The development does not comply with policy as it does not provide 40% affordable housing on the site, however this was a matter decided at the outline planning stage and is not a matter for consideration under this reserved matters application. The 22% provision is in accordance with the viability assessment procedure set up in the outline planning permission and therefore it is considered to be acceptable.

9.11. The crime prevention officer’s reservations about the parking courts are noted however these are in accordance with the provisions of the design code. It is considered the layout is acceptable in terms of crime prevention.

9.12. At outline stage a design code was agreed and that the development would be in accordance with that code, however since that time some standards have moved on in particular the Council’s parking standards. Nevertheless, in adopting the design code it has been agreed with the developers that this was the document that would be used to assess the reserved matters for the whole development. Therefore, there is some divergence between the development proposals and the Council’s current parking standards whilst still being in accordance with the Radstone Fields design code.

9.13. The revised plans for the layout of the development addresses the majority of the points raised with the applicants, subject to technical consultees agreeing the proposed changes. However, two 2.5 storey high dwellings have been introduced in inappropriate locations. At the time of writing the report the applicant has agreed to make the necessary changes and amended plans are awaited. Members will be kept informed through the written or verbal updates.

9.14. With regard to residential amenity, Officers have reacted to the concerns of existing neighbouring properties and have made amendments to addresses the matters raised. In addition, Officers have assessed the residential amenity for the all the proposed and existing dwellings that are impacted by the development.

Conclusion

9.15. The layout of the development does comply with the provisions of the outline planning permission and is acceptable subject to the changes to the house types needed and responses of the technical consultees. The concerns of the Crime Prevention Design Advisor are noted however it is not considered that the matters raised result in a considerable risk to the properties and the layout does reflect the layouts previously granted consent by the Council.

The Appearance of the Development

9.16. The design of the dwellings predominantly comprises of house types that have been used elsewhere in the development and are therefore considered to be acceptable. There are a small number of new house types for this phase of the development however these remain in accordance with the provisions of the design code.
9.17. The exact materials to be used will be the subject of a planning condition however the details already submitted demonstrate that the materials will be in keeping with the design code and the previous phases of the development and include 5 stone dwellings.

Policy Context.

Policies S10 and B3 of the West Northamptonshire Joint Core Strategy
Saved Policies G3 and EV1 of the South Northamptonshire Local Plan
Policies SS2 and SDP1 of the Draft South Northamptonshire Local Plan.
NPPF Section 12 - Achieving Well Designed Places.

Assessment

9.18. The design of the dwellings and the garages including the design of the architectural detailing are in accordance with the Design Code and are in keeping with the locality and the previous phases of the development. The location of the stone houses has been chosen for the prominence of the dwellings and will further lift the quality of the development.

9.19. Conclusion

9.20. The design and appearance of the dwellings are considered to be acceptable.

The Scale of the Proposed Development.

9.21. The Radstone Fields Design Code sets out the acceptable scale of the proposed development and defines areas where dwellings up to 2 storeys in height are acceptable and other areas where dwellings up to 2.5 storeys in height are acceptable. The areas where 2.5 storeys are acceptable are generally located away from the periphery of the development.

Policy Context.

Policies S10 and B3 of the West Northamptonshire Joint Core Strategy
Saved Policies G3 and EV1 of the South Northamptonshire Local Plan
Policies SS2 and SDP1 of the Draft South Northamptonshire Local Plan.
NPPF Section 12 - Achieving Well Designed Places.

Assessment

9.22. The amended plans comply with the provision of the Design Code with a couple of exceptions, there is grouping of 2.5 storey dwellings in close proximity to each other and such dwelling should be more dispersed throughout the development (plot 741)

9.23. In addition, plot 690 which is shown as being 2.5 storeys is located in a part of the site which the design code shows as being 2 storeys only. The applicants have agreed to submit further amended plans to address these issues, a written or verbal update will be provided to Members.
**Conclusion**

9.24. With the amendments referred to above the proposed scale of the development is acceptable.

**The Landscaping of the Development**

9.25. A comprehensive landscaping scheme for the phase of development has been submitted with the application and been assessed by the Council’s Landscaping Consultant.

**Policy Context.**

Policy S10 and B3 of the West Northamptonshire Joint Core Strategy

Saved Policies G3, EV1 and EV29 of the South Northamptonshire Local Plan

Policies SS2 and SDP1 of the Draft South Northamptonshire Local Plan.

NPPF Section 12 - Achieving Well Designed Places.

**Assessment and Conclusion**

9.26. The Council’s Landscaping Consultant has viewed and made comments on the plans identified where changes and additional landscaping should be included. Amended plans have been submitted to address the comments made and these have been sent to the Council’s Landscape Consultant for comment. Members will be updated upon this in the written or verbal updates.

**The Access to the Development**

9.27. The access roundabouts to the site formed part of the outline planning permission S/2010/0995/MAO and the design of the main routes through the site formed part of an earlier reserved matters application S/2013/0896/MAR. That only leaves the lower order lanes to be designed as part of this application, the specification for the lanes is set out in the Radstone Fields Design Code.

**Policy Context.**

9.28. Policies S10 and B3 of the West Northamptonshire Joint Core Strategy.


**Assessment and Conclusion**

9.32. The Local Highway Authority have been consulted on the original plans and have made technical comments. The applicants have made changes to the plans and the Local Highway Authority have been consulted on the amended plans, members will be updated on this matter in the written or verbal updates.

**HUMAN RIGHTS AND EQUALITIES**
9.33. Due regard has been taken to South Northamptonshire Council’s equality duty as contained within the Equalities Act 2010.

9.34. There may be implications under Article 8 and Article 1 of the First Protocol of the Human Rights Act 1998 regarding the right of respect for a person’s private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

10. COMMUNITY INFRASTRUCTURE LEVY

10.1 CIL is not payable on the development as the outline permission was granted prior to the Council adopting a CIL charging schedule.

11. PLANNING BALANCE AND CONCLUSION

Economic.

11.1. The proposed development will create additional population within Brackley and thereby possibilities for economic development within the town of Brackley and within the district and will assist with the stated aim of the Council to grow the Local Economy.

11.2. The proposal is therefore considered to be in accordance with polices SA and B3 of the WNJCS.

Social

11.3. The development will result in more free market and affordable dwellings in Brackley giving existing and new residents further housing choices. In addition, the development includes bungalows which will be suitable for older residents or able.

11.4. The development provides excellent access to education, healthcare, play areas, open spaces, retail areas and community facilities which have all been provided through the S106 agreement.

11.5. The proposal is therefore considered to be in accordance with policies SA, S10, H1, H2, H4 and B3 of the WNJCS and saved policies G3 and H3 of the saved South Northamptonshire Local Plan and policies SS2, LH1, LH8, LH10, SDP1 and SDP 3 of the Draft South Northamptonshire Local Plan.

11.6. Environmental

11.7. The design and massing of the building (taking into account the changes still to be made at the time of writing) is in accordance with the provision of the Radstone Fields Design Code and it is not considered that the dwellings will appear out of place in the street scene.

11.8. The development will be accessible by different forms of transportation including walking cycling and public transport which reduces the need for parking in the site and also has a safe form of access. The development will not result in excessive overlooking of neighbouring properties, nor through the relationship between the siting of new building and the already constructed buildings will the proposal result in an excessively overbearing relationship.
11.9. The proposal is therefore considered to be in accordance with policies SA, S10, S11, C1, C2, H1 and B3 of the WNJCS and polices G3 and EV1 of the saved South Northamptonshire Local Plan and policies SS2, SDP1 and SPD3 of the Draft South Northamptonshire Local Plan.

Conclusion

11.10. Taking all matters into account it is considered that the proposal constitutes sustainable development, that will deliver on the requirements of planning policy and the Radstone Fields Design Code and will provide a valuable additional free market and affordable housing for the current and future residents of the Brackley and the district.

12. RECOMMENDATION

DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND ECONOMY TO GRANT PERMISSION, SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY) AND TO THE SUBMISSION OF REVISED PLANS TO AMEND PLOTS 690, 692 AND 741 IN ACCORDANCE WITH OFFICER COMMENTS.

CONDITIONS

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

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:

Layout Plans

1655/P/10.01 Rev A received 1 October 2019
1655/P/10.02 Rev B received 1 October 2019
1655/P/10.03 Rev A received 1 October 2019
1655/P/10.04 Rev A received 1 October 2019
1655/P/10.05 Rev A received 1 October 2019
1655/P/10.06 Rev A received 1 October 2019

Engineering Plans

17065/4 Rev C received 1 October 2019
17065/5 Rev C received 1 October 2019
17065/6 Rev B received 1 October 2019
17065/7 Rev B received 1 October 2019
17065/8 Rev B received 1 October 2019
17065/9 Rev B received 1 October 2019
17065/10 Rev B received 1 October 2019
17065/11 Rev B received 1 October 2019
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Landscaping Plans
TWSM22224 11B Sheet 1 of 6 received 1 October 2019.
TWSM22224 11B Sheet 2 of 6 received 1 October 2019.
TWSM22224 11B Sheet 3 of 6 received 1 October 2019.
TWSM22224 11B Sheet 4 of 6 received 1 October 2019.
TWSM22224 11B Sheet 5 of 6 received 1 October 2019.
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House Type Plans
1655/P/20.01 received 24 July 2019
1655/P/20.02 received 24 July 2019
1655/P/20.11 received 24 July 2019
1655/P/20.12 Rev A received 1 October 2019
1655/P/20.21 Rev A received 1 October 2019
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1655/P/20.31 Rev A received 1 October 2019
1655/P/20.32 Rev A received 1 October 2019
1655/P/20.41 Rev A received 1 October 2019
1655/P/20.42 Rev A received 1 October 2019
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1655/P/20.101 Rev A received 1 October 2019
1655/P/20.102 Rev A received 1 October 2019
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1655/P/20.105 Rev A received 1 October 2019
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**Garage Plans**

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**Architectural detailing drawings**

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Street Scene Plans

1655/P/40.01 Rev A received 1 October 2019
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1655/P/40.03 Rev A received 1 October 2019
1655/P/40.04 Rev A received 1 October 2019
1655/P/40.05 Rev A received 1 October 2019
1655/P/40.06 Rev A received 1 October 2019

Documents

Finishes Schedule Rev A received 1 October 2019
Flood Risk Drainage Statement Rev A received 1 October 2019.

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

Landscaping Provision and Maintenance

2. All planting, seeding or turfing comprised in the approved details of landscaping for the residential area of the site shall be carried out in the first planting and seeding seasons following the occupation of the buildings or on the completion of the development, whichever is the sooner, and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure that the agreed landscaping scheme is maintained over a reasonable period that will permit its establishment in the interests of visual amenity and to accord with Policies G3(L) and EV29 of the South Northamptonshire Local Plan.

Rooflights

3. All rooflights shall be conservation grade rooflights that fit flush with the plane of the roof.

Reason: To ensure the development is constructed to a high quality to comply with saved policy G3 of the South Northamptonshire Local Plan and to comply with the Radstone Fields Design Code.
Road and Path Surfacing

4. The roads, cycleways and footpaths (pavements) of the development hereby approved shall be constructed with Marshalls conservation kerbing and edging unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development accords with the adopted Radstone Fields Design Code.

Materials below Damp Proof Course

5. On all brick and stone faced dwellings the facing material used below the damp proof course shall be the same as the facing material used above the damp proof course, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development and to accord with saved Policy G3 of the South Northamptonshire Local Plan and the Radstone Fields Design Code.

Submission of Window design and detail

6. No development shall take place above finished floor level on any plot until full details of the designs of the windows, including cross sections, have been submitted to and have been approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: To secure a satisfactory standard of development and to comply with saved policy G3 of the South Northamptonshire Local Plan and the Radstone Fields Design Code.

Estate Railings

7. The estate railings as shown in drawing SSD/BR/30 shall be erected so that they follow the contours of the land without the need for any steps in the fencing.

Reason: To ensure a satisfactory appearance to the development in accordance with policy G3 of the South Northamptonshire Local Plan and the Radstone Fields Design Code.

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

Materials

8. No development shall take place on any dwelling until a schedule of materials and finishes to be used for the external walls, masonry boundary walls and roofs of the dwellings has been submitted to and been approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details.

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 Policy G3 of the South Northamptonshire Local Plan and the Radstone Fields Design Code.
Street lights

9. No construction of any dwelling above finished floor level shall take place until full details of the proposed design, location and colour of the proposed street lights (which shall avoid any unnecessary light spillage onto the disused railway line) has been submitted to and been approved by the Local Planning Authority. The streetlights shall thereafter be implemented in accordance with the approved details and be working prior to the completion of the development.

Reason: To ensure a safe environment, to limit ecological impact and to comply with polices G3 and EV25 of the South Northamptonshire Local Plan and the adopted Radstone Fields Design Code.

Gates

10. The gates and locks to all alleyways shall be provided in accordance with drawing SSD/BR/16 Rev A prior to the first occupation of the dwellings to which the alleyway relates.

Reason: In the interest of crime prevention and to comply with saved policy G3 of the South Northamptonshire Local Plan and the Radstone Fields Design Code.

Stone sample

11. The external walls of the dwellings to be faced with natural stone shall be laid, dressed, coursed and pointed 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 development hereby permitted takes place.

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 Policy G3 of the South Northamptonshire Local Plan.

Front Doors

12. No development shall take place above finished floor level on any dwelling until details of the design of the front door for each dwelling have been submitted to and approved in writing by the Local Planning Authority. The development shall be thereafter carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy G3 and EV1 of the 1997 South Northamptonshire Local Plan and the Radstone Fields Design Code.

Colour finish for windows and doors

13. No development shall take place above finished floor level on any dwelling until details of the proposed colour to be used for the windows, front doors and garage doors for each dwelling have been submitted to and approved in writing by the Local Planning Authority. The development shall be thereafter carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy G3 and EV1 of the 1997 South Northamptonshire Local Plan and the
Radstone Fields Design Code.

PARKING

14. The garages, parking spaces and turning areas shown on the approved plans shall be constructed/laid out, drained, surfaced and completed in accordance with the approved details before the dwellings which they serve are occupied and shall not thereafter be used for any purpose other than the garaging, parking and turning of private motor vehicles.

Reason: In the interests of highway safety, to ensure the provision of adequate off-street car parking and to comply with Policy G3 of the South Northamptonshire Local Plan.

BOUNDARIES

15. The boundaries shall be constructed in accordance with the approved drawings prior to the first occupation of the dwellings to which they relate.

Reason: To ensure a satisfactory appearance to the development and to provide a secure environment in accordance with policy G3 of the South Northamptonshire Local Plan and the Radstone Fields Design Code.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Removal of Permitted development rights for hard surfacing

16. Notwithstanding the provisions of Class F of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 and its subsequent amendments, no additional hard surface area shall be constructed to the front or side of the dwellings hereby permitted without the prior express planning permission of the Local Planning Authority.

Reason: To ensure a satisfactory street scene and to preserve the character of the new development to comply with policy G3 of the South Northamptonshire Local Plan.

Provision and retention of obscure glass

17. The first floor south west elevation window to bedroom 1 on plot 679 and the first floor east elevation window to bedroom 1 on plot 691 shall be obscure glazed, using manufactured obscure glass, (not an applied adhesive film) before the dwellings are first occupied and shall be permanently retained as such thereafter. They shall also be non-opening and shall be permanently retained as such thereafter.

Reason: To ensure that the amenities of the adjoining occupier(s) are not adversely affected by loss of privacy in accordance with saved Policy G3(D) of the South Northamptonshire Local Plan.

INFORMATIVES

1. Your attention is drawn to the associated planning obligation that was entered into in accordance with S106 Town and Country Planning Act 1990 under the outline planning permission S/2010/0995/MAO prior to this decision notice being issued.
2. Your attention is drawn to the need to comply with the conditions imposed on the outline planning permission S/2010/0995/MAO.