

Case Officer:	Daniel Callis	
Applicant:	Persimmon Homes Midlands	
Proposal:	Application for consent of 127 units (parcels H16 and H18) and the surrounding strategic landscaping (part phase 1,2 and 3). (Approval of reserved matters pursuant to outline planning permission S/2007/0374/OUTWNS) The outline application was accompanied by an Environmental Statement	
Ward:	Towcester Brook	
Councillors:	Cllr Richard Dallyn, Cllr Martin Johns and Cllr Lisa Samiotis	
Reason for Referral:	Major development	
Expiry Date:	4 June 2020	Committee Date: 6 August 2020

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

Proposal

The application comprises all the reserved matters for 127 dwellings within part of phase 2 of the SUE (as defined on the Phasing Parameter Plan – P.0329_76K-7). It also includes two areas of public open space (a small green in the middle of the parcel containing a play area and a linear greenway along the western boundary).

Consultations

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

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

- Towcester Town Council, SNC Strategic Housing, SNC Ecology, SNC Planning Policy, SNC Building Control, NCC Highways, NCC Archaeology, Lead Local Flood Authority, Crime Prevention Design Advisor

No letters of objection have been received and no letters of support have been received.

Planning Policy and Constraints

The proposal is for reserved matters on one parcel of land within the on-going Towcester South SUE development, which already has outline consent. The proposal is in broad accordance with that permission.

There are no particular constraints on this parcel of land within the SUE.

The application has been assessed against the relevant policies in the NPPF, the adopted Part 2 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:

- Compliance with the approved Design Code
- How the proposal responds to the character of the site and surrounding area
- Whether or not the proposed access and movement layout is acceptable
- Impact on Trees
- Impact on Ecology and Biodiversity
- Design of Flooding and Drainage provisions
- Impact upon Residential Amenity (neighbours and units within the site)

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. The application site relates to the proposed sustainable urban extension (SUE) on the southern side of the town, which in total extends to an area of 180 hectares. The SUE is bounded to the east by the A5, to the west by the A43, and to the north by the existing built development of Towcester. The SUE also adjoins the hamlet of Wood Burcote. To the south of the SUE lies open countryside.
- 1.2. The site itself comprises one parcel (or sub-phase) of within the SUE. This sub-phase occupies an area just to the south of the existing construction area and to the rear (east) of the first proposed primary school.
- 1.3. The application is for all reserved matters (appearance, landscaping, layout and scale) within the area lined in red.

2. CONSTRAINTS

- 2.1. An area of TPO'd trees lies to the south-west of the site (abutting, but outside the site area)

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The application comprises all the reserved matters for 127 dwellings within part of phase 2 of the SUE (as defined on the Phasing Parameter Plan – P.0329_76K-7). It also includes two areas of public open space (a small green in the middle of the parcel containing a play area and a linear greenway along the western boundary).
- 3.2 The proposed housing mix includes a variety of 1, 2, 3 and 4 bed units. There are also 11 affordable units (roughly 9%), which generally reflects the affordable housing provision agreed in the S106 agreement (as a result of the viability appraisal). The affordable units comprise eight 2 bed and three 3 bed units in two separate clusters (of 7 units and 4 units).
- 3.3 *Timescales for Delivery:* The development of this parcel of land is considered to follow on seamlessly from current development elsewhere on site.

4. RELEVANT PLANNING HISTORY

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

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
S/2007/0374/OUT WNS	Outline planning application for the creation of a new mixed use neighbourhood at Towcester comprising: 2750 homes; employment land to support B1, B2 and B8 uses; a main Local Centre (food store, retail units, public house/restaurant, doctors surgery/medical centre, nursery/crèche and community hall); a support local centre (corner shops, takeaways); mixed use commercial area to accommodate Class C1 Hotel with conference and leisure facilities; two new primary schools; areas of public open space and strategic landscaping, incorporating new formal Sports Pitches, and combined community facility and Pavilion and parking and new allotments; the provision of the Towcester Relief Road connecting the A5T to the A43T; surface water/flood management works and necessary related engineering works for drainage and services	APPROVED March 2015

5. PRE-APPLICATION DISCUSSIONS

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

<u>Pre.App Ref.</u>	<u>Proposal</u>
P/2019/0159/PRM	Reserved matters for 127 dwellings. The applicant worked with Officers to refine the scheme, which has since been submitted as the current formal application.

6. RESPONSE TO PUBLICITY

6.1. This application has been publicised by way of a site notice displayed near the site and by advertisement in the local newspaper. The final date for comments was 3rd July 2020 although comments received after this date and before finalising this report have also been taken into account.

6.2. No comments have been raised by third parties.

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.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

7.2. TOWCESTER TOWN COUNCIL: **No objection** to the amended scheme.

CONSULTEES

7.3. SNC STRATEGIC HOUSING: **No objection**. Note the slight under provision of affordable on this parcel, but are satisfied that the required provision can be delivered across subsequent phases.

7.4. SNC ENVIRONMENTAL PROTECTION: **No objection** or further comment.

7.5. SNC ECOLOGY: **No objection**. Comment that improvements can be made to the proposed detailed landscaping scheme.

(Officer note: The applicant has subsequently submitted amended plans addressing these points)

7.6. SNC PLANNING POLICY: **No objection**. The proposal complies with policy

7.7. SNC ARBORICULTURE: No comments received at the time of writing this report

7.8. SNC BUILDING CONTROL: **No objection** or further comment.

7.9. NCC HIGHWAYS: **No objection**, but do make several comments relating to minor issues with the site layout (position of carriageway ramp by plot 705, use of parking courts, amount and length of parking, etc.)

(Officer note: in relation to parking provision and the size of parking spaces the scheme fully complies with the relevant approved Design Code and/or NCC's stated standards)

7.10. NCC ARCHAEOLOGY: **No objection**. The proposed development area has been subject to evaluation based on a WSI submitted by MOLA, October 2019 and approved by SNC. The evaluation was undertaken in November 2019 and the report submitted to NCC in January 2020. The report was deficient in relation to NCC's archive standards and they have asked for revisions to be made. Make other comments with regard to condition 8 of the outline permission.

(Officer note: condition 8 of the outline permission is not directly relevant to the consideration of this reserved matters application)

7.11. LEAD LOCAL FLOOD AUTHORITY: **No objection**. The impacts of surface water drainage have been adequately addressed at this stage.

7.12. CRIME PREVENTION DESIGN ADVISOR: **Comment** as follows:

- The layout is broadly acceptable in terms of crime prevention in that the majority of gardens are back to back, the houses face each other across the street.
- Rear parking courts are not a measure approved of by Northants Police as they enable access to vulnerable rear garden boundaries and any parked vehicles within them are more vulnerable to crime as they are under no meaningful surveillance. The potential for both burglary and vehicle crime is increased.
- Where alleys lead to multiple rear gardens they should be gated and locked in line with the front building line with a key operated mortice lock operable from both sides for convenience.
- Positioning an access to an alley in between two parking spaces can give rise to neighbour nuisance and should be avoided where possible

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 South Northamptonshire Part 2 Local Plan was adopted on 22nd July 2020 and replaces the 1997 Local 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
- S2 - Hierarchy of Centres
- S3 - Scale and Distribution of Housing Development
- S5 - Sustainable Urban Extensions
- S6 - Phasing of Housing 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
- RC2 - Community Needs
- H1 - Housing Density and Mix and Type of Dwellings
- H2 - Affordable Housing
- H4 - Sustainable Housing
- BN2 - Biodiversity
- BN5 - The Historic Environment
- BN7a – Water infrastructure
- BN7 - Flood Risk
- BN9 - Planning for Pollution Control
- BN10 - Ground Instability
- INF1 - Approach to Infrastructure Delivery
- INF2 - Contributions to Infrastructure Requirements
- T1 - Spatial Strategy for Towcester
- T3 - Towcester South Sustainable Urban Extension
- T4 - Transport Improvements for Towcester

SOUTH NORTHAMPTONSHIRE PART 2 LOCAL PLAN (Part 2LP)

The South Northamptonshire Part 2 Local Plan was adopted by the Council on 22nd July 2020 and now forms part of the Development Plan. Its policies can, therefore, now be given full weight.

The following Policies are considered relevant:

- POLICY SS1: The settlement hierarchy
- POLICY SS2: General development principles
- POLICY LH8: Affordable housing
- POLICY SDP3: Health facilities and wellbeing

- POLICY INF1: Infrastructure delivery and funding
- POLICY INF3: Education facilities
- POLICY INF4: Electric vehicle charging points
- POLICY GS1: Open space, sport and recreation
- POLICY HE1: Significance of heritage assets
- POLICY HE2: Scheduled ancient monuments and archaeology
- POLICY HE3: Historic parks and gardens
- POLICY NE3: Green infrastructure corridors
- POLICY NE4: Trees, woodlands and hedgerows
- POLICY NE5: Biodiversity and geodiversity

8.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- SNC adopted supplementary planning guidance (SPGs) and documents (SPDs)
- Towcester South Design Code (residential phases 1-5): The outline planning permission required the approval of a Design Code for all phases of development within the SUE. The Design Code approved on 18th March 2016 (ref: S/2016/0061/COND) covers phases 1-5 of the SUE, including all of the current reserved matters proposals.
- Towcester Masterplan: The Council adopted the Towcester Masterplan in March 2011. The Masterplan identifies the application site as one of the Key Opportunity Sites in the town (Site TE – Towcester South and Site TH – Southern Gateway) to bring forward a mixed-use development of housing and employment of up to 3300 houses and 3000 jobs.
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- EU Habitats Directive
- Natural Environment and Rural Communities Act 2006
- Conservation of Habitats and Species Regulations 2017
- Circular 06/2005 (Biodiversity and Geological Conservation)
- Human Rights Act 1998 (“HRA”)
- Equalities Act 2010 (“EA”)

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 case are:

- Compliance with the approved Design Code
- How the proposal responds to the character of the site and surrounding area
- Whether or not the proposed access and movement layout is acceptable
- Impact on Trees
- Impact on Cultural Heritage
- Impact on Ecology and Biodiversity
- Design of Flooding and Drainage provisions
- Impact upon Residential Amenity (neighbours and units within the site)
- Amenity (neighbours and units within the site)

Compliance with the approved Design Code

- 9.2. The proposal is in accordance with the approved Design Code for the respective phase of the sustainable urban extension. The house types all accord with the dimensions and characters set out in the Code, as does the parking provision, road hierarchy and road dimensions.
- 9.3. The architectural detailing of the house types is in general accordance with the Code.
- 9.4. Overall, the proposal is considered to generally accord with the Design Code and represent a high standard of design.

How the proposal responds to the character of the site and surrounding area

- 9.5. By according with the Design Code the proposals are considered to respond positively to the character and appearance of the area and to help reinforce local distinctiveness.
- 9.6. The proposed dwellings do not affect any existing trees, hedges or other landscape features. The design of the landscaping, etc., for the public open space on the western boundary continues the linear greenway from the parcel under construction to the north and provides for good connections into the large future public open space to the west.
- 9.7. Details of on-plot and street level landscaping can be secured via condition.

Whether or not the proposed access and movement layout is acceptable

- 9.8. The entry points into the site from the existing highway network were approved as part of the outline planning permission and as part of the previous initial reserved matters approval. Within the site the layout reflects the Code requirements for street hierarchy, with the use of main avenue streets, secondary streets, lanes and mews.
- 9.9. The layout makes suitable provision for the necessary through connection for pedestrians and cyclists to access the wider town via the adjoining public open space.

- 9.10. In relation to NCC Highway's comments amended plans have been submitted by the applicant to address all the pertinent points.
- 9.11. There are no public rights of way across this part of the site.
- 9.12. Overall, therefore, the proposal is considered to make appropriate provisions for access and movement as so accords with saved P2LP policy SS2.

Impact on trees

- 9.13. There is an important existing hedgerow and area of TPO'd woodland immediately to the south-west of the site. Adequate separation has been provided to prevent any damage to, or future pressure to remove, these important and key landscape features. The linear public open space also takes appropriate account of the hedge and trees to retain them as key focal features of the new development.

Impact on ecology and biodiversity

- 9.14. Assessment of ecological impacts was considered in the grant of the outline planning permission (S/2007/0374/OUTWNS). The requirement for submission and approval of detailed mitigation and enhancement is covered by condition 18 of the outline consent. Consequently, ecology and biodiversity are not for detailed consideration in the determination of this reserved matters application.
- 9.15. That said, however, the proposed layout in this instance does not negatively impact upon existing trees and hedges.
- 9.16. Overall, therefore, the proposals are considered to comply with JCS policy BN2.

Design of flooding and drainage provisions

- 9.17. Detailed matters relating to foul and surface water drainage are controlled through conditions 11 and 12 of the outline planning permission (S/2007/0374/OUTWNS). These require the submission and approval of drainage schemes and, in the case of surface water drainage, confirmation of the management and maintenance for the lifetime of the development. Consequently, drainage is not for detailed consideration in the determination of this reserved matters application.
- 9.18. The Lead Local Flood Authority (LLFA) has raise no objection to the application and therefore, the proposals are considered to comply with saved P2LP policy SS2.

Impact upon residential amenity (neighbours and units within the site)

- 9.19. The proposed dwellings are set well away from existing built up area of Towcester town itself. The nearest existing neighbouring properties are the most recently occupied units on the construction site immediately to the north.
- 9.20. In this instance the proposed dwellings are on the opposite side of the road from, and so not close enough to, the new adjacent properties as to cause unacceptable harm to their private amenity, including light, privacy or outlook.
- 9.21. Within the site all units are provided with adequate privacy and a suitable private garden, commensurate with the size of unit served.

HUMAN RIGHTS AND EQUALITIES

- 9.22. Due regard has been taken to South Northamptonshire Council's equality duty as contained within the Equalities Act 2010.

9.23. 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 The application relates to an outline planning permission granted before the introduction of CIL in this area and, therefore, the proposal is not CIL liable.

11. PLANNING BALANCE AND CONCLUSION

11.1. The application comprises the reserved matters for a sub-phase of 127 dwellings within the SUE, plus some open space.

11.2. The proposal is in general accordance with the approved Design Code for the respective phase of the sustainable urban extension. The house types all accord with the dimensions and characters set out in the Code, as does the parking provision, road hierarchy and road dimensions.

11.3. The architectural detailing of the house types is also in general accordance with the Code.

11.4. The proposal is considered to incorporate a suitable means of access and movement, as well as give suitable regard to trees and hedges, ecology, flooding and residential amenity.

11.5. Overall, therefore, the proposal is considered acceptable, to accord with the Development Plan, and is recommended for approval.

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)

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 unless a non-material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015. The approved plans are:

General Plans

1020 -001 rev F (Site layout plan)

1020- 002 rev A (Materials plan)

1020-004 rev B (Boundary treatments plan)

1020-H16H18-006 (Site location plan)

1020-003 rev A (Chimney location plan)
1016-00-05 (finished floor levels)
P1176_24 rev C (detailed planting plan)
Q6689 (Play equipment details)

House types

TOW-H16H18-CA1-001 rev A (Appletree - Georgian)
TOW-H16H18-CA1-002 rev A (Appletree Link - Georgian)
TOW-H16H18-CA1-003 rev A (Appletree Link – Georgian (RENDER))
TOW-H16H18-CA1-004 rev B (Blakesley Corner)
TOW-H16H18-CA1-005 rev B (Blakesley Corner)
TOW-H16H18-CA1-006 rev B (Yardley)
TOW-H16H18-CA1-007 rev B (Yardley)
TOW-H16H18-CA1-008 rev B (Adstone)
TOW-H16H18-CA2-001 rev B (Yardley)
TOW-H16H18-CA2-002 rev B (Yardley)
TOW-H16H18-CA2-003 rev B (Whittlebury)
TOW-H16H18-CA2-004 rev A (Maidford)
TOW-H16H18-CA2-005 rev A (Edgcote)
TOW-H16H18-CA3-000 rev A (Ithon/Eydon End Terrace)
TOW-H16H18-CA3-001 rev B (Ithon)
TOW-H16H18-CA3-002 rev A (Eydon/Ithon/Eydon Terrace)
TOW-H16H18-CA3-003 rev A (Eydon)
TOW-H16H18-CA3-004 rev A (Piddington)
TOW-H16H18-CA3-005 rev B (Eydon/Weedon Terrace)
TOW-H16H18-CA3-006 rev B (Eydon/Weedon Terrace)
TOW-H16H18-CA3-007 rev A (Eydon/Weedon End Terrace)
TOW-H16H18-CA3-008 rev A (Weedon/Eydon/Weedon Terrace)
TOW-H16H18-CA3-009 rev B (Silverstone)
TOW-H16H18-CA3-010 rev B (Charlton)
TOW-H16H18-CA3-011 rev B (Radstone - Victorian)
TOW-H16H18-CA3-012 rev B (Radstone - Victorian)
TOW-H16H18-CA3-013 rev B (Radstone/Radstone Corner)
TOW-H16H18-CA3-014 rev B (Radstone/Radstone Corner)
TOW-H16H18-CA3-015 rev B (Radstone Corner)
TOW-H16H18-CA3-016 rev B (Radstone Corner (RENDER))
TOW-H16H18-CA3-048 rev A (Radstone Corner - Victorian)
TOW-H16H18-CA3-017 rev B (Hartwell)
TOW-H16H18-CA3-018 rev B (Hartwell)
TOW-H16H18-CA3-019 rev A (Appletree - Georgian)
TOW-H16H18-CA3-020 rev A (Appletree Link - Georgian)
TOW-H16H18-CA3-021 rev A (Halse V1)
TOW-H16H18-CA3-022 rev A (Halse V2)
TOW-H16H18-CA3-023 rev B (Blakesley)
TOW-H16H18-CA3-024 rev B (Blakesley Corner)
TOW-H16H18-CA3-025 rev B (Radstone/Blakesley Corner)
TOW-H16H18-CA3-026 rev B (Radstone/Blakesley Corner)
TOW-H16H18-CA3-030 rev A (2B (AFF) – terrace of 4)
TOW-H16H18-CA3-031 rev A (2B (AFF) – terrace of 4)
TOW-H16H18-CA3-032 rev A (2B (AFF) – terrace of 3)
TOW-H16H18-CA3-033 rev A (3B/3B/2B Corner - AFFORDABLE)
TOW-H16H18-CA3-034 rev A (3B/3B/2B Corner - AFFORDABLE)

TOW-H16H18-CA3-035 rev A (3B Corner - AFFORDABLE)
TOW-H16H18-CA3-040 rev B (Yardley)
TOW-H16H18-CA3-041 rev B (Adstone)
TOW-H16H18-CA3-042 rev B (Syresham)
TOW-H16H18-CA3-043 rev B (Sulgrave)
TOW-H16H18-CA3-044 rev B (Cosgrove)
TOW-H16H18-CA3-045 rev B (Whittlebury)
TOW-H16H18-CA3-046 rev A (Maidford - Georgian)
TOW-H16H18-CA3-047 rev A (Edgcote)
TOW-PH3-GAR-001 (single garage)
TOW-H10-GAR-002 (double garage)

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

Area of open space between plots 653/654

2. The area of open space between plots 653 and 654, either side of the public footpath, shall be retained as open public amenity space and managed as such in perpetuity. This area shall not be enclosed within the curtilages of either plot 653 or 654 at any time during the lifetime of the development and, 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 on the land, at any time, without the prior express planning permission of the Local Planning Authority.

Reason : To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with policy SS2 of the South Northamptonshire Part 2 Local Plan.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BEFORE ANY DEVELOPMENT COMMENCES

Stone sample

3. The external walls of the dwelling(s) to be faced in stone shall be constructed in natural guillotine-cut rubble limestone which 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. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

Reason : To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan. Required to be approved pre-commencement in order to ensure material delivery lead-in times do not compromise construction.

Enclosures

4. Notwithstanding the approved plans, no development shall take place until full details of the enclosures along all boundaries and within the site (including how they respond to changes in ground level) have been submitted to and approved in writing by the Local Planning Authority and such means of enclosure, in respect of those dwellings which it is intended shall be screened, shall be erected prior to the first occupation of those dwellings.

Reason : To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Over-ground drainage structures

5. No development shall take place until full details (elevations, sections, materials, etc) of any over-ground structures for the surface water drainage (headwalls, outfalls, etc) have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed and completed in accordance with the approved plans before the first occupation of any of the buildings/dwellings hereby approved.

Reason : To ensure satisfactory drainage of the site in the interests of achieving sustainable development, public health, to avoid flooding of adjacent land and property and to comply with Government advice in the National Planning Policy Framework and Policy SS2 of the South Northamptonshire Part 2 Local Plan. Required to be approved pre-commencement in order to ensure early infrastructure delivery is appropriate.

External lighting

6. No development shall take place until details of the external lighting (street lighting and any lighting to shared driveways, parking courts and public open space), including the design, position, orientation and any screening of the lighting, has been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason : In order to safeguard the visual amenities of the area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan. Required to be approved pre-commencement in order to ensure appropriate delivery during early road construction phases.

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

Architectural detailing

7. Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the dwellings, including the windows, doors, cills, heads/lintels, door surrounds, chimneys, porches, bays, dormers, eaves and verge treatments shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.

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

Meter boxes

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

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

On-plot and street landscaping

9. A scheme for on-plot and street landscaping shall be provided to and approved in writing by the Local Planning Authority which shall include:-

(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch etc),

(b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,

(c) details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps.

Such details shall be provided prior to the development progressing above slab level or such alternative time frame as agreed in writing by the developer and the Local Planning Authority. The approved scheme shall be implemented by the end of the first planting season following occupation of the development.

Reason : To ensure that a satisfactory landscape scheme is provided in the interest of well planned development and visual amenity and to accord with Policy SS2 of the South Northamptonshire Part 2 Local Plan and Government guidance contained within the National Planning Policy

Framework.

Parking areas

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

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

Surfacing

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

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

Shared drive dimensions

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

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

Alley gates

13. Prior to the first occupation of the respective dwellings, all private access alleyways to rear gardens (including individual and shared alleyways) shall be gated with a 1800mm tall gate at the end nearest the highway/shared parking court and shall be lockable/un-lockable from both sides using a mortice lock.

Reason : In the interest of security and crime prevention and in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

Handrails

14. Should any handrails be required to facilitate pedestrian access to any

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

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

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

Landscaping maintenance

15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the respective building(s), or in accordance with any other program of landscaping works previously approved in writing by the Local Planning Authority 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 Policy SS2 of the South Northamptonshire Part 2 Local Plan.

CONDITIONS TO BE COMPLIED WITH AT ALL TIMES

Removal of permitted development rights for enclosures

16. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) and the means of enclosure approved by this application, no gate, fence, wall or other means of enclosure shall be altered, erected, constructed or placed on plots 618, 621, 637-641, 642, 653, 654, 673, 676, 690, 691, 699-704, 706 that is forward of the principal elevation (or the flank wall of a dwelling at the junction of two roads or a road and shared private drive) at any time, without the prior express planning permission of the Local Planning Authority.

Reason : In order to retain the open character of the development and area in accordance with Policy SS2 of the South Northamptonshire Part 2 Local Plan.

CASE OFFICER: Daniel Callis

TEL: 01327 322346