

PLANNING COMMITTEE: 13th February 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1566

LOCATION: Phase 1 Land south of Rowtree Road and west of Windingbrook Lane

DESCRIPTION: Reserved Matters application pursuant to planning permission N/2013/1035 (Sustainable Urban Extension to comprise up to 1,000 dwellings) for the approval of Phase 1 development comprising 349 dwellings served by a new access from Windingbrook Lane, re-configuration of part of the Golf Course including new temporary hole 17, children's play area, drainage attenuation and demolition of all existing buildings and structures within the site

WARD: Nene Valley Ward

APPLICANT: Bovis Homes Ltd
AGENT: Mr Andrew Wintersgill

REFERRED BY: Head of Planning
REASON: Major application

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development, as amended, would be broadly in accordance with the approved Design Code and Masterplan and outline planning permission. Furthermore, the details of layout, appearance, scale and landscaping, as part of a balanced assessment and having regard to the presumption in favour of sustainable development, are of an acceptable standard. As such, and subject to conditions, the proposal would not give rise to an adverse impact on the amenities of surrounding properties, the character of the area and heritage assets, highway safety, flood risk and ecology and would afford an acceptable standard of amenity for future occupiers. The development is, therefore, in accordance with the requirements of the National Planning Policy Framework; Policies SA, S5, S10, N5, C1, C2, RC2, H1, H2, H4, BN1, BN2, BN3, BN5, BN7A, BN7 and BN9 of the West Northamptonshire Joint Core Strategy and Saved Policies E9, E20, E26, and H14 of the Northampton Local Plan.

2. BACKGROUND

- 2.1 The Northampton South Sustainable Urban Extension (SUE) forms one of eight SUEs identified in the West Northamptonshire Joint Core Strategy (JCS) for new development to serve Northampton and is situated between the M1 motorway to the south and the existing urban edge of Northampton to the north, with the village of Collingtree and the residential area of Collingtree Park to the east of the site. The SUE site would have vehicular accesses taken from Rowtree Road and Windingbrook Lane.
- 2.2 The Northampton South SUE is allocated under Policy N5 of the JCS (Adopted December 2014) for in the region of 1,000 dwellings, together with provisions for other facilities including a primary school, local centre, green space and flood risk management.
- 2.3 However, prior to the adoption of the Joint Core Strategy, planning applications were submitted to develop the site under references N/2013/1035 and N/2013/1063. Planning application N/2013/1035 sought outline planning permission with all matters reserved other than access for up to 1,000 dwellings together with other works including a mixed use local centre, primary school, green infrastructure, reconfiguration of Collingtree Park Golf Course, and drainage works. Planning application N/2013/1063 sought full planning permission for 378 dwellings served off a new access from Windingbrook Lane, including re-configuration of the Collingtree Park Golf Course. These applications were both refused by the Council in January 2015 and appeals were subsequently submitted. The appeals were determined by the Secretary of State in August 2016, following a public inquiry, with the appeal relating to the detailed scheme dismissed, but the appeal for the outline proposal was allowed, subject to planning conditions and a Section 106 Legal Agreement.
- 2.4 The conditions imposed by the Secretary of State on the outline planning permission cover a variety of matters including requirements for the developer to gain approval of the Council of a Masterplan, Design Code and Phasing Plan prior to the submission of any reserved matters application. The developer submitted such conditions last year and, following stakeholder engagement, the details were presented to Members at the Planning Committee on the 26th September 2017 before subsequently being approved by Officers in December 2017.
- 2.5 In broad terms, the approved Masterplan, Design Code and Phasing Plan show the SUE site being developed in three phases, with roughly a third of the housing in each phase. A central primary road would connect all the phases and run from the first phase, which is accessed off a new junction arrangement from Windingbrook Lane, through Phases 2 and 3 and onto a new roundabout on Rowtree Road. Phases 1 and 3 would be primarily residential, with Phase 2 containing the school, new local centre, community facility building and playing pitches. Phase 2 would also include a bridge over Wootton Brook.
- 2.6 The developer's vision for the development, as set out in the Design Code and Masterplan, is for a landscape led scheme with a key feature of the development comprising wide green corridors running from north to south through the development and connect with larger areas of green space. The main southern area of open space would comprise a park including playing pitches, community facility building, play area and an earth bund with an acoustic fence on top to shield Phases 2 and 3 from motorway noise.
- 2.7 The Design Codes details that the scale of the development will vary from bungalows to three storey flatted buildings and sets out a number of housing character zones within the development, including a need for buildings to be linked together to the southern side of the site to provide acoustic barriers to motorway noise.

3. THE PROPOSAL

- 3.1 The current application seeks reserved matters approval for the first phase of the SUE comprising 349 dwellings served by a new vehicular access from Windingbrook Lane, re-

configuration of part of the Golf Course including new temporary Hole 17, children's play areas, drainage attenuation features and demolition of all existing buildings and structures within the site.

3.2 The matters for consideration under this application comprise appearance, layout, scale and landscaping. The details of the new vehicular access arrangements to the site from Windingbrook Lane were approved under the outline permission and are therefore not under consideration as part of this application.

3.3 The proposed layout for the residential development is arranged around a tree lined spine road (primary route) that would run from the new access arrangements off Windingbrook Lane to a temporary bus turning circle to the west of the site until the later phases are developed. A looped secondary road would run to the south of this spine road and this would also adjoin to the temporary bus turning circle which benefits from street trees. A network of smaller roads would connect to the main spine and secondary roads, with the residential development loosely arranged in perimeter blocks fronting the road network and open spaces.

3.4 The proposed mix of dwelling would comprise as follows:

Open Market Housing

51 x 2 beds (18 flats in 3 storey blocks, 2 bungalows, and the remainder all 2 storey houses)

161 x 3 beds (mix of 2 and 2.5 storey houses)

54 x 4 beds (all 2 storey houses)

30 x 5 beds (mix of 2 and 2.5 storey houses)

Affordable housing (15% to accord with the Section 106 Legal Agreement)

28 x 2 beds (18 of which would be flats in 3 storey blocks and remainder 2 storey houses)

19 x 3 beds (all 2 storey houses)

6 x 4 beds (all 2 storey houses)

3.5 All the dwellings would be served by at least two parking spaces, with the houses all benefiting from a mix of tandem and parallel parking spaces. The parking for the flats would be in parking courts, which would also include detached cycle and bin storage buildings. In addition, the submitted details indicate that all the houses would benefit from provisions for cycle storage in either garages or sheds located in the rear gardens.

3.6 In terms of open space, there would be two main green corridors running from north to south through the site, although the existing hedge to the west of the site which includes a public footpath would also be retained in the main. The first of the main green corridors would be located adjacent to the eastern boundary of the site with Collingtree village and would vary in width from between 25 metres and 42 metres. It would include a Local Landscaped Area of Play (i.e. landscaped mounds, boulders and logs) and a community orchard (Note: an allotment was originally proposed but this was amended to an orchard during the course of the application following consultation with stakeholders). The other main landscaped green corridor would be located to the western third of the site and would measure between 20 metres and 48 metres in width. It would contain the main children's play area for Phase 1, a Locally Equipped Area of Play (LEAP) that would include a playhouse, climbing structures, slides, various balance features, and a swing. In addition, two connected surface water drainage ponds would be located to the north of the site. The open space for the development, including the play facilities and drainage ponds, would all be maintained by a management company.

3.7 The proposals also include the loss of the existing driving range, offices and pro-shop for Collingtree Park Golf Course to facilitate the access road into the site. In addition, the proposals would involve alterations to the layout of the golf course comprising as follows:

- Hole 1 would be increased in length, with the green re-sited to the south west of the existing green.
- A new swale would be created to part of the northern side of Hole 1.
- The existing Hole 2 would be lost, with all the subsequent holes up to Hole 17 re-numbered.
- A new temporary hole would be provided as Hole No. 17 to the north east corner of the golf course, between the existing green for Hole 17 and tee for Hole 18, until the later phases are developed.
- The new Hole 2 (currently Hole 3) would be shortened in length, with the tees set further to the north. However, the position of the green would remain unchanged, with the green enlarged to the front (south) and the bunkers to the eastern side of the green reduced from two to one.

4. SITE DESCRIPTION

- 4.1 The application site is accessed off Windingbrook Lane and is located to the south of Turnberry Lane in Collingtree Park and to the west of Collingtree village, which includes Collingtree Conservation Area and the grade II* listed St Columba's Church. The M1 Motorway and agricultural land lies to the south of the site, with the site notably excluding the field that contains a public footpath immediately to the west of Collingtree village which was found to make an important contribution to the setting of the aforementioned heritage assets at appeal. There are agricultural fields to the west of the site, and these would be developed for residential development as part of the later phases of the SUE development.
- 4.2 The application site has an area of some 23.7 hectares and comprises land associated with Collingtree Park Golf Course. To the north, the site is currently occupied by the first three holes of the golf course and the driving range, offices and pro-shop for the golf course. The southern part of the site is currently overgrown and includes a dilapidated storage building and various trees and shrubs including an oak tree that has recently been subject to a Tree Preservation Order. Land levels vary and undulate across the site, although in broad terms the ground falls from the south to the north across the site. Public footpaths run to parts of all the boundaries to the site.
- 4.3 The site also includes a small section of the golf course to the south west of Colonial Drive, comprising a treed area next to the green for the existing Hole 17 and a landscaped area associated with the tee for Hole 18.

5. PLANNING HISTORY

- 5.1 N/2013/1035: Outline Application for the Northampton South Sustainable Urban Extension to comprise up to 1000 dwellings, a mixed use local centre, a site for a primary school, green infrastructure including formal and informal open space, reconfiguration and extension of Collingtree Park Golf Course, demolition of all existing buildings and structures within the site, new vehicular accesses off Windingbrook Lane and Rowtree Road, car parking, sustainable drainage systems (including flood risk betterment) and infrastructure (including highway improvements) all matters reserved accept access (the application was accompanied by an Environmental Statement). Refused permission; appeal allowed.
- 5.2 N/2013/1063: 378 dwellings served by a new access from Windingbrook Lane, and the re-configuration of part of the Collingtree Park Golf Course including a new temporary hole 17 and the demolition of all existing buildings and structures within the site, green infrastructure including formal and informal open space, car parking, sustainable drainage systems (including flood risk betterment) and infrastructure (including highway improvements). Refused permission; appeal dismissed. The Appeal was dismissed by the Secretary of State on the basis that the benefits of housing would not be outweighed by the harm caused to heritage assets and the failure to properly mitigate the impact of noise on the living conditions of future occupiers.

6. PLANNING POLICY

6.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), and Northampton Local Plan (1997) saved policies,

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

6.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

The NPPF has a presumption in favour of sustainable development.

Paragraph 17 – objectives for the planning system.

Paragraph 32 – Requirements for Transport Statement or Assessment – promoting sustainable transport; providing safe and suitable access; refusing development on transport grounds where residual cumulative impacts are severe.

Paragraph 34 - minimising need to travel and maximising use of sustainable transport modes for developments generating significant movement.

Paragraph 35 - states that, where practicable, developments should be designed with a safe and secure layout that reduced the potential for conflicts between pedestrians and traffic.

Paragraph 47 - requires Local Planning Authorities to meet objectively assessed housing needs for their area and identify and update a supply of deliverable sites to provide 5-years' worth of housing.

Paragraph 49 - presumption in favour of sustainable development for housing applications.

Paragraph 50 - delivering a wide choice of high quality homes.

Paragraph 56 – requiring good design.

Paragraph 103 – minimising and mitigating flood risk.

Paragraph 117 – conserving and enhancing biodiversity.

Section 12 - seeks to conserve heritage assets in a manner appropriate to their significance and advises that great weight should be given to an asset's conservation.

6.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

SA - Presumption in Favour of Sustainable Development
S5 - Sustainable Urban Extensions
S10 - Sustainable Development Principles
N5 - Northampton South Sustainable Urban Extension
C1 - Changing Behaviour and Achieving Modal Shift
C2 - New Developments
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 and Creation
BN5 - The Historic Environment and Landscape
BN7A - Water Supply, Quality and Wastewater Infrastructure
BN7 - Flood Risk
BN9 - Planning for Pollution Control

6.4 **Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

E9 – Locally Important Landscape Areas
E20 – New Development (design)
E26 – Conservation Areas
H14 – Residential Development, Open Space and Children’s Play Facilities

6.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004
Residential Extensions and Alterations Design Guide SPD

6.6 **Other Material Considerations**

Collingtree Conservation Area Appraisal and Management Plan 2008

7. **CONSULTATIONS / REPRESENTATIONS**

Comments received are summarised as follows:

- 7.1 **Anglian Water** – A foul water connection agreement has not been approved by Anglian Water.
- 7.2 **British Pipeline Agency** - Not aware that any of BPA Pipelines apparatus, falls within the vicinity of the site.
- 7.3 **Brockwatch (North Northamptonshire Badger Group)** – No observations.

- 7.4 **Cadent Gas** - No objections to the residential development as it would not affect the LHP gas pipeline, but the siting of the new golf hole is very near the LHP gas pipeline. Therefore an informative should be added that the consent of Cadent Gas will be required for these works.
- 7.5 **Cllr Phil Larratt** - Subject to any representations from constituents, no comment, observation, or objection to make regarding this application.
- 7.6 **Collingtree Parish Council** – Concerned over the appearance of a Landscaped Play Area and allotments adjacent to the boundary with Collingtree village. The maintaining of village identity is top priority for many residents and the fact the village already has a play area and allotment association leads residents fearful that the village identity will be further diluted (Note: the proposed allotments have been replaced with community orchard).
- 7.7 **Environment Agency** – No objection.
- 7.8 **Highways England** – A contribution to the Northampton Growth Management Scheme is required as agreed under the outline planning permission. The proposed surface water drainage strategy for the Phase 1 development will not have an impact on the M1. The foul drainage connection to the northeast of the site does not have an impact on Highways England assets (M1).
- 7.9 **Natural England** – No comments.
- 7.10 **NBC Arboricultural Officer** - The revised plans show a massive increase in the number of trees being planted, which is excellent news. Some suggestions concerning the tree protection measures and protective barrier fencing have been worked into the revisions, but this matter can be addressed by conditions. Overall, content with the plans, although further details of tree pits and staking/guying specs for the trees to be planted in areas of hard surfacing should be provided.
- 7.11 **NBC Building Control** – The submitted Sustainability Strategy provides a reasonable indication that the requirements of L1a (Conservation of fuel and power in new dwellings) of the Building Regulations 2010 (as amended 2013 and 2016) would be met, although the Building Control Body (BCB) controlling the work would be responsible for verifying and checking this. The report also indicates that each property on this development will be built to meet the Requirement M4(2): Category 2 – Accessible and adaptable dwellings, and this would also be checked by the BCB.
- 7.12 **NBC Conservation Section** - No objection. The field that was the subject of the Inspector's concern has been omitted from the boundary of the development site, satisfied that the proposed development will have a neutral impact on the overall setting of Collingtree Conservation Area, on views into it from the remaining countryside and on the setting of the Church. On this basis, there is no outstanding objection to the proposed development on heritage conservation grounds.
- 7.13 **NBC Public Protection** – Provided the following comments:
- Overall the Noise Report is of high quality and provides a comprehensive assessment of the impact of the motorway noise, including taking into account the potential impacts of the proposed rail interchange to the far side of the motorway. No objections to the finding of this report regarding motorway noise, subject to the provision of the requisite acoustic fencing to gardens and the submission of further details of the glazing/ventilation measures for each plot by condition.
 - Notes the contents of the additional information regarding noise from the motocross track and welcomes that the potential noise impact from this facility will be considered in the later phases of the SUE site that are in closer proximity to the track.

- Accepts the findings of the Air Quality technical note and agrees that no further air quality modelling is required for the development.
- A condition requiring electric vehicle charging points should be imposed in accordance with the Design Code.

7.14 **NCC Archaeology** - there is outstanding archaeological evaluation to be undertaken.

7.15 **NCC Ecology** - Provided the following comments:

Ecological Assessment

- Recommend a pre-commencement condition requiring submission of confirmation of a Low Impact Class License for bats.
- The report also recommends a survey for badgers is undertaken immediately prior to works starting, to confirm that the status of badgers on site has not changed; this should preferably be addressed by condition.
- The precautionary measures as outlined in section 5.57 of the ecology report – and any which follow from the pre-commencement badger survey – should be included in the CEMP to be submitted for the development.

Landscape and Ecological Management Plan

- Recommend alterations to species to reflect species that naturally occur either in this part of the County and to omit non-native species
- The monitoring details are unclear and could be improved and clarified.

7.16 **NCC Highways & Access** – Provided the following comments on the January 2018 amended plans:

- Footpaths should not be used to delineate the forward visibility to the south western corner of the site and edging stones should be used instead.
- Apartment car park (Plots 286-294) should adjusted to improve pedestrian access.
- The number of visitor parking spaces on the primary route is an under provision. This area has highest concentration of tandem spaces and therefore needs more visitor spaces (ideally 20 more visitor spaces).
- The junction visibility splays show the splays going over private land in a number of instance and this would need to be highway land in the form of a slightly wider footway around the corner.
- The 300mm margin on shared surfaces needs to extend around the footway. The only place this is not needed is where is abuts a highway footpath

7.17 **NCC Local Lead Flood Authority** - Sufficient information has been received for the approval of this reserved matters application.

7.18 **Northamptonshire Police Crime Prevention Design Advisor** – Having been involved in the master planning of the site, there are only a few crime prevention issues as detailed below:

Apartment Blocks

- Welcome defensible space around blocks provided by railings.
- Cycle and bin stores should be brick built.
- Proposed parking courts are not gated and this will provide insecurity for gardens abutting the courts; fences should be topped with trellis to reduce climbing opportunities.

Housing layout

- The majority of the layout is acceptable, with back to back gardens and parking to side.
- Parking to the side should be subject to surveillance from windows, but there is a lack of this on the submitted plans.
- The open carports are not secure to the rear.

- 7.19 **Ramblers Association** – Footpath KG3 does not continue in a direct line along the western boundary of the site all the way to the motorway. Instead, it becomes Footpath LD12, diverting south westwards to the motorway boundary then eastwards to link with Footpaths KX10 and KG4. Suggest the path be diverted to follow the direct line as previously agreed between the developer and the Ramblers. In addition, the Design Statement incorrectly refers to Footpath KG3 running the field on approach to Collingtree village, but it should be Footpath KG4.
- 7.20 **South Northamptonshire District Council** – No objections, but would make the following urban design comments:
- Development lacks an overall design concept and sense of place.
 - Character of primary route compromised by having a different parking approach to each side.
 - Cars would dominate the character of the development.
 - Lack of consistent approach to parking impacts on character.
 - House types lack distinguishing character traits and appear bland.
 - Style and design of dwelling do not have any reference to local Northamptonshire vernacular
 - Certain house types are not used in appropriate locations.
- 7.21 **Sport England** – Development does not fall within Sport England’s statutory or non-statutory remit.
- 7.22 **Eight third party letters of objection** have been received. These letters include the following concerns:
- Alterations to Holes 1 and 3 of the golf course would impact on the quality of life and threaten the safety and cause damage to properties on Turnberry Lane.
 - Privacy and safety concerns for 7 Barn Close which is located adjacent to the boundary of the site.
 - Traffic, congestion, noise and pollution concerns for surrounding road network
 - Access arrangement concerns.
 - Development would be for commuters and therefore would result in higher parking requirements and traffic generation.
 - Surface water may run off into neighbouring properties.
 - Regrettable loss of line fir trees that provide a visual and noise barrier.
 - Precedent for future developments.
 - Lack of doctors and schools as part of proposal.
 - Construction work concerns.

8. APPRAISAL

Principle

- 8.1 As this is reserved matters application, the principle of developing this site for residential purposes and associated alterations to the golf course have already been established. In addition, the access arrangements for the site formed part of the outline planning permission. As a consequence, the highway impacts of and access arrangements for the development have also already been assessed and considered acceptable, subject to conditions and mitigation being secured through the Section 106 Legal Agreement. Therefore, the primary matters for consideration within the application relate to those that were reserved by the outline planning permission; these being the appearance, landscaping, layout and scale of the development.

Layout and Design - Residential

- 8.2 The residential development and associated open space has been laid out to broadly follow the approach in the approved Masterplan and Design Code, with a main spine road running east to west through the site, a looped secondary road to the south and two sizeable green corridors running north to south through the site. A network of roads would connect into these primary and

secondary routes and allow the formation of perimeter blocks of housing. The housing generally is outward facing and would provide good surveillance of the road networks, green corridors and other areas of open/green space. Furthermore, the units on the corners of the blocks have generally been designed to have windows and other features such as chimney breasts to break up elevations and provide surveillance in accordance with the Design Code.

- 8.3 The entrance approach to the development would be through a tree lined sweeping drive that runs through an area of greenspace with a green corridor to the south and a drainage pond to the north. The gateway to the development would be marked by a pair of stone houses and the entrance vista would be terminated by a group of three stone houses set to the rear of a triangular green that would provide a distinctive feature and a key landmark for the development. Stone buildings have also been used at other key nodes and transition points in the development to form landmarks and aid legibility. There is also a greater proportion of stone buildings proposed to the Collingtree village (east) side of the development in recognition of the historic character of this neighbouring village and to also seek to create a character area within the development. There is however some variety in elevation materials elsewhere across the site, although the material palette has been used together with other design components, such as the pattern of built form and location of parking, to seek to create the sense of distinct character areas across the site.
- 8.4 To expand upon the character areas within the development, the scheme sets out to provide a number of distinct zones to reflect the Design Code and Masterplan. Of particular note is the distinctive tree lined primary route with houses set back and shared drives to the south and parking set behind the building line to the north, which creates a strong sense of primacy and pattern of development along this road.
- 8.5 The secondary route would however have a more varied character, with a more varied siting of buildings relative to the road and a mix of tandem and parallel parking. Although, the secondary route would also be tree lined and has been designed with buildings positioned at vista termination points.
- 8.6 The edges of the site would also have notable character zones, with the northern (golf course) and eastern (Collingtree village) edges comprising predominantly detached houses. In addition, the parking to this zone (and to part of the southern edge of the development) would be set to the rear of the building line to help create a strong pattern of development.
- 8.7 The south western part of the site, particularly the edges, would also be distinctive with buildings having a tighter arrangement to act as acoustic barriers to motorway noise. This corner of the site would also contain the flatted units on corners of the perimeter blocks. In addition, parking would be less concealed and more dominant in this part of the site, and there would unfortunately be a couple of pockets of large runs of parallel parking space where cars would be somewhat dominant. However, this has generally resulted from the need to have linked built form on noise mitigation grounds. As such, and given that there is only a limited number of such parking arrangements across the site, it is considered that this element of the scheme is not objectionable.
- 8.8 The green corridors and green space would reflect the approved Masterplan and Design Code and form key features in creating a sense of place and the character of the development. Indeed, the two main green corridors (one located to the eastern edge of the Collingtree village and the other located to the western third of the site) would run north to south across the whole of the development and would be significant in size, measuring between 20 metres and 48 metres in width. They would also link areas of greenspace to the north and south of the site and also provide view corridors. Furthermore, the western green corridor would provide an interesting break in the development and the green corridor to the edge of Collingtree village edge (east of the site) would help to provide a buffer and sense of separation between the new residential

development and Collingtree village. To the north, the drainage ponds and connecting drainage ditch would provide a semi-natural buffer and boundary between the new residential development and first two holes of the altered golf course.

- 8.9 The scale and design of the buildings would reflect the residential and suburban nature of the development and would predominantly vary from between 2-3 storeys in height. The three storey buildings would be concentrated to the south western portion of the site to utilise their scale to provide noise attenuation benefits. In addition, there would also be some three storey houses to the primary road to contribute to the sense of primacy of this route. It is also noteworthy that there would also be a pair of bungalows to the south eastern corner of the site in response to Stakeholder feedback.
- 8.10 The submitted details also include proposals for distinct enclosures forward of dwellings to help reinforce the character zones, with brick walls also proposed to boundaries facing the street and trellising added to more vulnerable boundaries. Further details of enclosures, including approaches to break up the appearance of longer sections of walling can be secured by condition.
- 8.11 Overall, it is considered that the residential development would be broadly in accordance with the Masterplan and Design Code and would create a good quality development that would not an adverse impact on the character and appearance of the surrounding area.

Layout and Design - Golf Course

- 8.12 The alterations to the golf course would include the loss of the existing Hole 2 and shortening of the existing Hole 3 to facilitate the residential development. As a result, Hole 1 is proposed to be lengthened to seek to maintain the overall length of the course and a new temporary hole (to be numbered Hole 17) would be provided between existing Holes 17 and 18 to replace the hole to be lost. In connection with these works, new tees would be formed for all the holes and new greens would also be provided for Hole 1 and the temporary hole. The green for the existing Hole 3 (to be renumbered Hole 2) would also be enlarged to the front. In addition, there would be other earthworks including alterations to land contours and bunkers, a drainage swale constructed adjacent to Hole 1 and additional tree planting associated with these altered and new holes. However, the extent of works associated with the new Hole 17 would be more limited to reflect the temporary nature of this hole, although the green would need to be provided to a standard to allow it use in winter.
- 8.13 The alterations to the layout for the golf course would all be contained within the area of the existing golf course and would be laid out to integrate with the design and form of the existing golf course. As such, it is considered that the altered golf course proposals would not have a detrimental impact on the character and appearance of the area.

Housing Mix and Affordable Housing

- 8.14 The 349 houses would comprise 296 open market housing and 53 affordable housing units, which equates to an affordable housing percentage of 15% to accord with the Section 106 Legal Agreement.
- 8.15 The affordable housing units would be a mix of 2 bed flatted units and 3 and 4 bed houses and have similar designs to the open market housing. The affordable housing would be distributed in clusters of properties across the site and the provision and tenure (70% Affordable Rented Units and 30% Intermediate Housing Units) of these units would be controlled through the Section 106 Legal Agreement.

- 8.16 The 296 open market dwellings would comprise a mix of 2-5 bed units, with just over half of the units comprising 3 bed houses and the 2 bed units comprising a mix of flats, houses, and also two bungalows.
- 8.17 Overall, it is considered that the scheme would provide a good mix of housing types, sizes and tenures.

Residential Amenity – Neighbouring Properties

- 8.18 In respect of the residential amenity of neighbouring properties, the new residential development would only neighbour residential properties on the edge of Collingtree village to the east. The scheme has been designed to have a wide green corridor to this boundary, measuring between 25 metres and 42 metres and this would provide a buffer to these neighbouring properties. In addition, there is also an existing footpath that runs to the western edge of Collingtree village and this would also provide a buffer between the new housing and existing properties.
- 8.19 The green corridor adjacent to Collingtree village would include a play area, however the play area would not be composed of large structures or buildings and instead would only be landscaped mounds, boulders and logs. As such, it is considered that this landscaped area of play would be unlikely to attract activity that would harm the amenities of neighbours in Collingtree village. In any event, this landscaped play area would be some 20 metres from residential properties and to the far side of a footpath, such that there would be a reasonable buffer to neighbouring properties.
- 8.20 To the south east corner of the site, the residential element of the application would neighbour the side boundary of No. 7 Barn Corner and this property benefits from flank windows facing towards the application site with railings to the boundary. The application as originally submitted proposed an allotment area adjacent to this boundary but, following the feedback of Collingtree Parish Council and the occupier of No. 7, the proposals have been amended to an orchard area with a new hedge adjacent to the boundary with No. 7. As such, it is considered that the proposals would not have an adverse impact with regards to the amenity of No. 7 Barn Corner.
- 8.21 Turning to the impact of the golf course proposals on the residential amenity of neighbours, the concerns of occupiers of properties on Turnberry Lane regarding golf balls are noted. However, the alterations to Hole 1 would move the green further away from residential properties on Turnberry Lane. Furthermore, whilst the overall length of the existing Hole 3 (to be renumbered Hole 2) would be shortened, the position of the green would be unchanged, and the green would also be enlarged to the front to make it easier to play. In addition, the proposal would include addition tree planting to the boundaries of the golf course and the new Hole 17 would be set away from residential properties. As such it is considered that the proposed alterations to the golf course would not have an adverse impact on the residential amenities of any neighbouring properties.
- 8.22 Taking into account the above, it is considered that the application would not have an adverse impact on the amenities of neighbouring properties.

Residential Amenity including Noise and Air Quality – Future Occupiers

- 8.23 It is also necessary to consider the amenities of future occupiers of the development. In this respect, the new properties would have a substantial buffer strip to properties in Collingtree village to the east of the site, as detailed above. In addition, the drainage ponds, ditch and new tree planting along the boundaries of the golf course and new housing would help create a buffer between the revised golf course layout and the new houses to the north of the site. To the south and west, the new dwellings would neighbour agricultural fields.

- 8.24 The layout of the residential development has been designed such that properties would generally have roads between the green corridors, which would help provide a buffer from activity in these areas of open space. In addition, the play equipment in these green corridors would be set the requisite 20 metres from properties to provide an acceptable separation distance. In some instances, there is a need to secure the provision of railings or other similar enclosure to boundaries of properties to provide an area of defensible space, such as plots 20, 28, 29 and 39, and this can be addressed by condition.
- 8.25 There is some variety in separation distances between properties and rear garden sizes across the development but, following amendments, these relationships have been improved in order that most houses have rear gardens of at least 10 metres in depths. In some instances, first floor windows serving bathrooms and landings would need to be obscure glazed and this can be addressed by condition. Amendments to the siting and design of garages have also taken place to seek to maximise the daylight and sunlight received by north facing gardens. However, given that the development would be relatively compact form, with several properties benefiting from smaller gardens that often contain or adjoin rear sited garages, it is recommended that the permitted development rights for rear extensions are removed to ensure the amenities of future occupiers are safeguarded and to avoid an overdevelopment of the site.
- 8.26 In respect of the flatted developments, all habitable rooms would be served by at least one window and the scheme has been designed to have railing running around the buildings to provide a buffer strip to ground floor properties. The flats would not benefit from their own dedicated amenity area, however the site would benefit from large areas of open space facilitated by the green corridors. The proposal includes detached brick-built bin storage buildings set away from residential properties and the provision of these would be secured by Condition 39 on the outline planning permission (N/2013/1035). As such, it is considered that the proposal would provide an acceptable level of amenity for future occupiers of the flatted units.
- 8.27 Finally, with regards to the amenities of future occupiers, it is necessary to consider the impacts of noise and air quality arising from the M1 motorway, and also from the Milton Malsor Motocross Park. Indeed, it is noteworthy that the previous application for 378 dwellings on the site was dismissed at appeal partly based on the noise impacts arising from the motorway. The current application, however, proposes a greater separation between the motorway and built development. In addition, the scheme has been accompanied by a Noise Report and further technical notes addressing the impacts of the motocross track and air quality on the request of the Council's Environmental Health Officer. These documents set out that acceptable air quality would be provided for the development and that detailed noise surveys have been undertaken. The noise report finds that acceptable indoor noise levels can be achieved on the site with a package of mitigation measures including acoustically rated glazing and ventilators where necessary. Turning to external noise levels, the layout has been designed to provide mitigation through the formation of barrier blocks of housing and the use of acoustic barriers for boundary fences. The reports have been assessed by the Council's Environmental Protection Team and no objections have been raised subject to conditions to secure the implementation of the noise mitigation measures and the provision of electric car chargeable points where practical.
- 8.28 The comments of neighbouring residents regarding the construction phase of the development are noted. However, this matter would be addressed by the construction management condition on the outline planning permission (Condition 10 of planning permission N/2013/1035).
- 8.29 Overall, subject to conditions, it is considered that the development would provide a reasonable standard of amenity for future occupiers.

Trees, Landscaping and Play Areas

- 8.30 The part of the site to contain the new residential development currently benefits from several trees, including a line of conifers running across the middle in an east to west direction and the majority of these trees would be lost as part of the proposal. The loss of these trees has however been assessed by the Council's Arboricultural Officer and he has raised no objections. There is, however, an oak tree to the south west of the centre of the site and this has recently been subject to a Tree Preservation Order and this tree would be retained as a feature of the new development.
- 8.31 The new residential development would benefit from extensive tree planting to the areas of greenspace and the level of tree planting has been increased as a result of amendments to the scheme sought by officers. In addition, there would also be street trees lining the primary and secondary routes through the site and a mixed orchard to the south eastern corner of the site. The Council's Arboricultural recommends a condition requiring further details of tree pits for the street trees and this matter can be secured via a landscaping scheme condition that would also cover the landscaping of the green spaces and individual plots.
- 8.32 The play areas to serve the development would be located in the green corridors in accordance with the Design Code and Masterplan. The play space in the green corridor to the boundary with Collingtree village would be a Local Landscaped Area of Play (LLAP) comprising mounds, boulders and logs. The play area to the green corridor to the western part of the site would comprise a Locally Equipped Area of Play (LEAP) and would contain more traditional play equipment such as climbing structures, play houses and swings. The LEAP would however also benefit from landscape features such as mounds and would have a linear arrangement to contribute to the play experience. The play areas have been amended during the course of the application to include more all-weather surfacing and to ensure that the equipment would be set some 20 metres away from neighbouring properties. The developer has indicated that the play spaces would be the responsibility of the management company and this matter is addressed through the Section 106 Agreement.
- 8.33 Turning to the golf course proposals, the new Hole 17 would fall within the edge of the Collingtree Village Area Tree Preservation Order. However, the Council's Arboricultural Officer has raised no objections to the proposed loss of a limited number of trees in this area to allow the formation of the new tee. The alterations to the golf course layout would also impact on trees associated with the altered Hole 1 and renumbered Hole 2, but these trees are not protected, and, in any event, the Council's Arboricultural Officer has no objections to the loss of these trees. The golf course proposals do however include additional tree planting to seek the trees being lost and this new planting can be secured by condition.
- 8.34 Taking into account the above, no objections are raised to the proposal with regards to trees, landscaping and play areas.

Heritage Assets

- 8.35 The application property is located to the west of Collingtree Conservation Area and the Grade II* listed St Columba's Church. Furthermore, the field to the south of the site is considered to form part of the setting of these heritage assets. As such, special attention must be paid to preserving the setting of the listed building and to the desirability of preserving or enhancing the character or appearance of a conservation area, with great weight given the conservation of the heritage asset.
- 8.36 In this instance, the proposal does not include the field to the west of Collingtree village that forms part of the setting of the Conservation Area and listed church and, therefore, significantly differs from the previous scheme that was dismissed at appeal on the site. In addition, the residential development has been designed to have a green buffer to this field and Collingtree village. Furthermore, the scale of the development would not exceed three storeys and would be

residential in nature. As such, and mindful that the Council's Conservation Officer does not object to the application and having regard to the statutory duties and government guidance as detailed above, it is considered that the proposal would preserve the setting of the listed building and the character of the Conservation Area.

Parking and Highway Safety

- 8.37 The highway impacts of and access arrangements for the development, the latter comprising a new junction arrangement to Windingbrook Road, have already been assessed and considered acceptable under the outline planning permission, subject to conditions and mitigation being secured through the Section 106 Legal Agreement.
- 8.38 The road layout for the new residential development would broadly follow the approach outlined in the Design Code and Masterplan, with a main primary route cutting across the site, a looped secondary road to the south and a network of lower order roads including shared surfaces and private drives connecting into the primary and secondary routes. The primary route has been specifically laid out with shared drives to the south to minimise the number of accesses cutting across the cycle route that would run to the southern side of the road. The County Highway Engineer has assessed the road layout and raises no in principle objections.
- 8.39 Turning to parking, all the dwellings would be served by at least two parking spaces, with the new houses benefiting from a mix of tandem and parallel parking spaces reflecting in part the character zones in which they are located. The four and five bed houses would all benefit from at least three parking spaces and, whilst in some instances these spaces would be within the garages, all garages that would be required to provide the requisite level of parking have been designed to ensure that they can accommodate modern cars and some storage. A number of the larger properties would also benefit from additional parking such that they would exceed the Parking Standards. In addition, the submitted details indicate that all the houses would benefit from provisions for cycle storage in either garages or sheds located in rear gardens.
- 8.40 The parking for the flats would be in parking courts, which would also include detached cycle and bin storage buildings. The comments of the Crime Prevention Design Advisor regarding the preference for gated access to the parking courts to serve the flats are noted. However, the layout of the site does not readily facilitate the introduction of such features without impacting on the character of the area and, in any event, the parking for the flats would benefit from surveillance. As such, it is considered that the lack of access gates to the flats would not be objectionable in this instance.
- 8.41 The Highway Engineer has agreed the broad parking approach but has made comments regarding the level of visitor parking to the primary route. The applicant has submitted amended plans to respond to these concerns and, as a result, the visitor parking has been increased along the primary route by an additional 11 spaces. The addition of further parking beyond the latest amendment would result in the loss of more street trees along the primary road and it is considered the level of visitor parking in the latest amendments would represent a reasonable balance between providing adequate parking and ensuring that this key road has a distinctive character. In reaching this conclusion, it is noted that there would also be scope for further informal visitor parking to take place in the shared drives along the primary route.
- 8.42 The development has also been amended to seek to provide flank windows overlooking tandem parking for surveillance purposes and to ensure that allocated parking spaces are not directly in front of neighbouring properties. In addition, the carports (which are necessary on noise mitigation grounds to form barrier blocks) to the southwestern portion of site have been designed to seek to encourage their use for parking purpose and discourage their future conversion, for example linked carports would be open to three sides. Whilst there are some instances where

flank windows are missing or could be improved to side elevations, it is considered on balance that these limited occurrences are not objectionable.

- 8.43 Overall, the road layout and parking would broadly follow the approach in the Design Code and Masterplan and, as part of a balanced assessment, it is considered that the submitted details are acceptable in respect of parking and highway safety.

Flood Risk and Drainage

- 8.44 The new housing within the first phase of the SUE site does not fall within Flood Zones 2 and 3. The current application has however been accompanied by a surface and foul water drainage strategy to demonstrate that discharge rates into Wootton Brook would be limited to existing greenfield runoff rates and fall within the parameters of the Flood Risk Assessment that accompanied the outline planning permission. The submitted drainage document set out that the site would be drained by gravity surface and foul water systems. More specifically, the surface water from the residential development would be stored in two surface water ponds located to the north of the housing and linked by pipework and a drainage ditch. The application would also include a cut off swale to the north of the first hole of the golf course to ensure that adequate protection and betterment is put in place for residents of Collingtree Park. The submitted documentation details that the foul and surface water sewers would be to adoptable standards, but that the surface water management infrastructure (e.g. attenuation ponds and swales) would be maintained by a private management company.
- 8.45 The submitted drainage details have been assessed by the Environment Agency and the Lead Local Flood Authority and neither party has raised objections. Anglian Water has also been consulted on the details and they have advised that they will not confirm the acceptability of the foul drainage until the developer has entered into a connection agreement with them. In any event, foul drainage is covered by a condition on the outline planning permission. Taking into account the above, no objections are raised to the scheme on flood risk and drainage grounds.

Ecology

- 8.46 The application has been accompanied by an Ecological Appraisal and this sets out that a desk-based survey, Extended Phase 1 Survey, and Phase 2 surveys relating to roosting bats and reptiles have been undertaken to update the survey work that accompanied the outline application. The County Ecologist has assessed the appraisal and raises no objections to the report findings subject to conditions requiring a pre-commencement surveys relating to badgers and details of a bat licence being submitted, and other matters to be addressed in the CEMP to be submitted pursuant to Condition 10 of the outline planning permission. It is however considered that it would not be necessary to impose a new condition requiring details of a bat licence to be submitted, as this matter is addressed under other non-planning legislation. Although, it is recommended that any Decision Notice include Informative highlighting the need for bat licencing requirements to be addressed and there is also some scope for this matter to also be addressed under the CEMP on the outline planning permission.
- 8.47 A detailed Landscape and Ecology Management Plan has also been submitted in support of the application. This document sets out details of habitat creation including details of planting species and the provision of 42 bird and 40 bat boxes, as well as the provisions for the subsequent short and long-term management of the features. The County Ecologist has assessed the submitted details and recommends several amendments to improve the provision of native and local species and clarify the monitoring and management arrangements. The applicant has submitted revised details to seek to address this, but at the time of drafting the officer report the County Ecologist had not provided comments on the revised details. In any event, it is recommended that this matter is addressed by condition to ensure that the details accord with any subsequent landscape scheme for the site.

Other Considerations

- 8.48 The application has been accompanied by a Sustainability Strategy which indicates that the development would meet the optional Building Regulation sustainability and accessibility requirements set out in Condition 8 of the outline planning permission. However, the responsibility for verifying this would rest with the Building Control Body appointed by the developer.
- 8.49 The County Archaeologist has raised concerns that archaeological evaluations remain to be undertaken, however this matter is controlled by a pre-commencement condition on the outline planning permission.
- 8.50 The Ramblers have suggested that a footpath (Footpath KG3) that partly falls in neighbouring land to the west of the site is diverted as part of the current application. However, this existing part of the footpath falls outside of the current application site. In any event, such a diversion is not required to facilitate the development the subject and, therefore, there is no planning basis to require such footpath works as part of the current application.

9. CONCLUSION

- 9.1 The proposed development, as amended, would be broadly in accordance with the approved Design Code and Masterplan and outline planning permission. Furthermore, the details of layout, appearance, scale and landscaping, as part of a balanced assessment and having regard to the presumption in favour of sustainable development, are of an acceptable standard. As such, and subject to conditions, the proposal would not give rise to an adverse impact on the amenities of surrounding properties, the character of the area and heritage assets, highway safety, flood risk and ecology and would provide a reasonable standard of amenity for future occupiers of the residential development.

10. CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the attached schedule of approved plans.

Reason: For the avoidance of doubt and to conform with the planning application.

2. Prior to the commencement of the development hereby permitted, an updated badger survey and any necessary mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard protected species and biodiversity in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy.

3. Notwithstanding the submitted details, prior to the commencement of construction works on the residential development and associated open space hereby approved, full details of the existing and proposed ground levels and finished floor levels of the residential development and associated open space shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

4. Notwithstanding the submitted details, prior to the construction of the dwellings hereby approved above ground floor slab level, a schedule together with details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

5. Notwithstanding the submitted details, prior to the occupation of the houses and bungalows hereby permitted, full details of facilities for the secure and covered parking of bicycles to serve these units shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage for each dwelling shall be provided in accordance with the approved details prior to the occupation of that dwelling.

Reason: To ensure the provision of adequate facilities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

6. The cycle stores to serve the flats hereby permitted shall be provided in accordance with the approved plans and fully implemented prior to the flats being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

7. Prior to occupation of the residential development hereby permitted, a scheme for the installation of electric vehicle charging points within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of reducing carbon emissions and securing a sustainable development in accordance with Policy S11 of the West Northamptonshire Joint Core Strategy.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no gates, fences, walls or any means of enclosure or similar structures other than approved pursuant to Condition 9 below shall be erected or constructed in front of the main wall of any dwelling or of any other principal building of the estate nor in front of the line of any flank wall of any dwelling where the flank boundary of the curtilage abuts a highway.

Reason: To ensure that the character of this residential development is maintained in the interests of visual amenity in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

9. Notwithstanding the submitted details, prior to the occupation of the residential development hereby permitted, full details of all of means enclosures to be erected within the site of the residential development and associated open space shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the locality, residential amenity and crime prevention in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions shall be erected to the dwellings hereby permitted.

Reason: To prevent overdevelopment of the site and safeguard residential amenity in accordance with Policies H1 and BN9 of the West Northamptonshire Joint Core Strategy.

11. The first floor flank windows in the development hereby permitted shall be glazed with obscured glass to Level 3 or higher of the Pilkington scale of privacy or equivalent as may be agreed in writing by the Local Planning Authority before the development hereby permitted is first occupied and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining properties in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

12. The garages and carports shown on the approved plans shall be constructed prior to the first occupation of the dwelling that they would serve.

Reason: To ensure the retention of adequate parking facilities in accordance with the guidance in the National Planning Policy Framework.

13. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external or internal alterations shall take place to any carports hereby approved without the prior written consent of the Local Planning Authority.

Reason: To ensure that alterations are not carried out which would make the carports unavailable for parking purposes, thereby eroding the parking facilities on the development, contrary to the guidance in the National Planning Policy Framework.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no garage accommodation shall be used as habitable accommodation without the prior written consent of the Local Planning Authority.

Reason: To ensure the retention of adequate parking facilities in accordance with the guidance in the National Planning Policy Framework.

15. Prior to the construction of the dwellings hereby approved above ground floor slab level, full details of the glazing and/or ventilation acoustic design measures to achieve an acceptable internal noise levels for each plot shall be submitted to and approved in writing by the Local Planning Authority. The approved acoustic design measures for each dwelling shall be implemented in accordance with the approved details prior to the occupation of that dwelling and retained thereafter.

Reason: To secure an acceptable level of residential amenity in accordance with Policies H1 and BN9 of the West Northamptonshire Joint Core Strategy.

16. The new planting shown to serve the altered golf course layout on the approved plans shall be carried out in the first planting and seeding seasons following the completion of the altered golf course layout, and thereafter shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

17. Notwithstanding the submitted details, prior to the construction of the dwellings hereby approved above ground floor slab level, a detailed Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and maintained in accordance with the approved details.

Reason: In the interests of visual amenity and to safeguard protected species and biodiversity in accordance with Policies H1 and BN2 of the West Northamptonshire Joint Core Strategy.

18. Notwithstanding the submitted details, prior to the construction of the dwellings hereby approved above ground floor slab level, a detailed scheme of hard and soft landscaping for the residential development and associated open space hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, where present, the location and species of any existing trees and hedgerows on the land and details of any to be retained, a tree planting method statement, and a timetable including a phasing plan as appropriate for the implementation of the proposed landscaping. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with the approved details and shall be maintained thereafter for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

19. Prior to the construction of the dwellings hereby approved above ground floor slab level, details of the management and maintenance of the Locally Landscaped Area of Play shown on the plans hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

11. BACKGROUND PAPERS

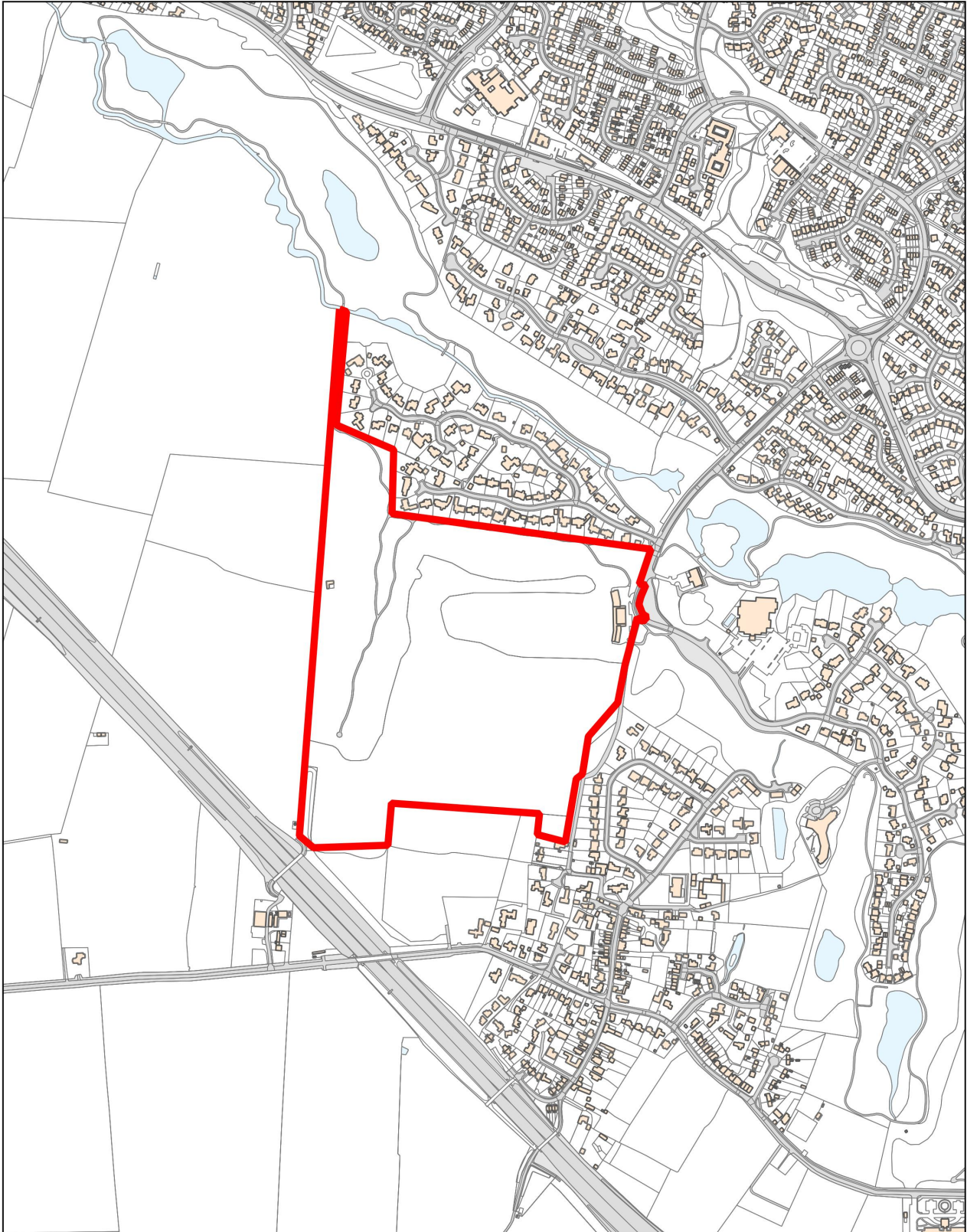
11.1 N/2013/1035, N/2013/1063 and N/2017/1566.

12. LEGAL IMPLICATIONS

12.1 The development is not CIL liable.

13. SUMMARY AND LINKS TO CORPORATE PLAN

13.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **Land South of Rowtree Rd. Phase 1**

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Date: 02-02-2018

Scale: 1:7.500

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