

**PLANNING COMMITTEE:** 22<sup>nd</sup> October 2019  
**DEPARTMENT:** Planning Service  
**HEAD OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2019/0591

**LOCATION:** Former Parklands Middle School, Devon Way

**DESCRIPTION:** Reserved Matters Application pursuant to Outline Planning Permission N/2018/0904 (Outline application with all matters reserved except access for up to 132no dwellings) for the development of 132no dwellings, public open space and associated development

**WARD:** Parklands Ward

**APPLICANT:** Redrow Homes  
**AGENT:** N/A

**REFERRED BY:** Councillor M Hallam  
**REASON:** Scheme not in keeping with the area

**DEPARTURE:** No

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## **APPLICATION FOR DETERMINATION:**

### **1 RECOMMENDATION**

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

The proposed appearance, scale, layout, and landscaping arrangements are considered acceptable and would provide a good standard of development, whilst having no unacceptable adverse impact upon the occupiers of neighbouring properties or highway safety. The proposed development would therefore comply with the requirements of the National Planning Policy Framework; Policies S1, S3, S10, C2, RC2, H1, H2, BN1, BN2, BN3 BN7a, BN7, BN9, INF1 and INF2 of the West Northamptonshire Joint Core Strategy; and Policies E20, L2 and E7 of the Northampton Local Plan.

### **2 THE PROPOSAL**

2.1 The application seeks reserved matters approval for 132 dwellings, public open space and associated works.

2.2 The matters for consideration under this application comprise appearance, layout, scale and landscaping. The principle of the development and the details of the vehicular access

arrangements to the site from Devon Way and Goodwood Avenue were approved under the outline permission N/2018/0904 and are therefore not under consideration as part of this application.

2.3 The development would be laid out to extend Goodwood Avenue to the north, with the new road from Devon Way connecting into the extension to the road at Goodwood Avenue. The new houses to the southern side of the road from Devon Way would back onto the existing bungalows on Druids Way. Culs-de-sac extending off these two new roads would form perimeter block layouts with the new houses overlooking the surrounding parkland and new public open space. The new public open spaces within the development would include the retention of trees and a new surface water drainage feature to the south west corner of the site (to the rear of properties on Stowe Walk) and the retention of the coppice to the north east of the site, which would be enclosed by a loosely crescent shaped arrangement of houses.

2.4 The proposed mix of dwellings would comprise as follows:

Open Market Housing

32 x 3 beds (two storey houses)

54 x 4 beds two storey houses)

Affordable housing (35% to accord with the Section 106 Legal Agreement)

12 x 1 beds (maisonettes)

19 x 2 beds (two storey houses)

15 x 3 beds (two storey houses)

2.5 All the houses would be served by at least two hard surfaced parking spaces comprising a mix of tandem and parallel parking spaces, with the 4 bed properties also benefiting from parking within garages. The 1 bed maisonettes would each be served by one parking space. There would also be some 51 visitor parking bays distributed across the development.

2.6 The application has been amended since its submission to address design, crime prevention, residential amenity and highway concerns. The revised scheme proposes the same number of units, however the mix of units has changed with, for example, less 4 bed properties and the three storey flats have also been replaced by maisonettes such that the proposal does not include any three storey buildings. In addition, other changes include a redistribution of the affordable units across the site, increased space to the boundaries of the site, additional street trees, and alterations to parking such as an increase in visitor parking bays, the breaking up of long runs of parking bays and the introduction of side windows to properties to provide surveillance of parked vehicles. A neighbour and consultee re-consultation exercise has taken place on the revised details.

### **3 SITE DESCRIPTION**

3.1 The application site comprises the former site of Parklands Middle School. Historically the school buildings and playgrounds were located to the east of the site enclosed by fencing and the school playing fields were located to the west, with a woodland coppice/spinney located to the north of the site. However, the main school buildings were demolished in 2011 following the vacation of the site by Northampton School for Girls in 2008, and presently only hardstanding and foundations remain together with a small number of amenity trees remaining on the eastern part of the site. The coppice to the north of the site remains and the playing fields are presently overgrown with its northern and western boundaries enclosed by a low earth mound, vegetation and sections of chain link fencing as well as recently erected herras fencing. There are also numerous notices displayed around the boundaries of the site identifying that the land is private, although it appears that there is still some informal use of the site by walkers / dog walkers.

3.2 The application site is located to the north of the Parklands residential area and is accessed off Devon Way. It is bounded to the southern side by residential gardens serving bungalows on Devon Way, Druids Way and Stoke Walk. The site is neighboured by open space to the north,

east and west. Parklands Park is located to the east of the site and includes a community centre, playing pitches and children's play facilities accessed off Devon Way. Moulton Park industrial estate is located some 25 metres to the north of the site, beyond a strip of park land that includes a shared pedestrian/cycle way.

## **4 PLANNING HISTORY**

- 4.1 WN/2006/0154: Proposed residential development (184 dwellings) including means of application – outline. Withdrawn.
- 4.2 N/2018/0904: Outline application with all matters reserved except access for up to 132no dwellings. Permitted.
- 4.3 N/2019/0923: Application for Approval of Reserved Matters comprising: Layout, Scale, Appearance and Landscape in respect of development approved under Outline Planning Permission N/2018/0904 for the development of 132no dwellings, public open space and associated development. Pending consideration at time of drafting report. (Officer Note: This application is a duplicate of the current application as originally submitted)

## **5 PLANNING POLICY**

### **5.1 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.

### **5.2 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:

Paragraphs 7-12 - Presumption in favour of sustainable development.

Section 5 - Housing Supply

Section 8 - Promoting healthy and safe communities.

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Paragraph 148 - Planning system should support the transition to a low carbon future.

Paragraph 163 - Ensuring development does not increase flood risk

Paragraph 165 - Incorporating sustainable drainage systems in major developments

Section 12 - Achieving well designed places

Section 15 - Conserving and enhancing the natural environment

Section 16 - Conserving and enhancing the historic environment

### **5.3 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:

Policy S1 - The Distribution of Development

Policy S3 - Scale and Distribution of Housing Development

Policy S10 - Sustainable Development Principles  
Policy C2 - New Developments  
Policy RC2 - Community Needs  
Policy H1 - Housing Density and Mix and Type of Dwellings  
Policy H2 - Affordable Housing  
Policy BN1 - Green Infrastructure Connections  
Policy BN2 - Biodiversity  
Policy BN3 - Woodland Enhancement and Creation  
Policy BN7a - Water Supply, Quality and Wastewater Infrastructure  
Policy BN7 - Flood Risk  
Policy BN9 - Planning for Pollution Control  
Policy INF1 - Approach to Infrastructure Delivery  
Policy INF2 - Contributions to Infrastructure Requirements

#### 5.4 **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:

Policy L2 – Leisure Proposals  
Policy E7 – Skyline Development  
Policy E20 – New Development (design)

#### 5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)  
Planning out Crime in Northamptonshire SPG 2004  
Planning Obligations Strategy SPD 2013  
Biodiversity SPD for Northamptonshire (adopted September 2017)  
Affordable Housing Interim Statement 2013

## 6 **CONSULTATIONS / REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Anglian Water** – No comments received.
- 6.2 **Arboricultural Officer** – No adverse comment upon the current iteration of the layout on purely arboricultural grounds: the various control measures specified in the Arboricultural Report to protect the retained trees must be implemented in a timely fashion and properly maintained throughout the duration of the development to seek to prevent harm to those assets.
- 6.3 **Environment Agency** – No objections
- 6.4 **Environmental Protection** – The submitted noise mitigation strategy includes a package of measures including glazing specifications, passive acoustic ventilations and fencing proposals to provide a suitable internal and external amenity to the new residents. The layout of the development has however been revised but this would not alter the acceptability of the development on acoustic grounds.
- 6.5 **Highway Authority (NCC)** – The Local Highway Authority have no objections regarding this application.
- 6.6 **Housing Strategy (NBC)** – The revised affordable housing proposal, which includes the replacement of flats with maisonettes, is much better than the original scheme.
- 6.7 **Lead Local Flood Authority (NCC)** – Insufficient information submitted in support of the application (Officer Note: The applicant has submitted revised/additional information which was

being considered by the LLFA at the time of drafting the Committee report and a further update on this matter will be provided in the Committee Addendum).

- 6.8 **Northamptonshire Police Crime Prevention Design Advisor** – Pleased that the plots surrounding green space have been amended to include hedging or walls to provide defensible space and a distinction between public and private space. The use of hedging to define front boundaries is also welcomed. There should be overlooking of car parking to the side of properties.
- 6.9 **Councillor M Hallam** – Called in the application due to concerns that the proposal is substantially different to what was included in the County Council's consultation held with local residents and that the removal of bungalows means that the scheme is not in keeping with the surrounding area.
- 6.10 A total of 49 third party objections were received to the application as originally submitted. These objections include the following points:
- Proposal is not in the spirit of the NCC consultation exercise or the indicative plans for the outline planning permission; the indicative details showed bungalows, sheltered housing and more green space with no flats or three storey buildings.
  - Flats and three storey buildings are not in keeping with the area.
  - Houses are also not in keeping with the area which predominantly comprises bungalows; dwellings should consist of bungalows to maintain the appearance of the estate.
  - Front garden sizes do not reflect the character of the locality.
  - Properties are too close to the fringes of the park presenting an urban edge to Bradlaugh Fields.
  - Development does not reflect the density of the area and would be cramped with too many large properties squeezed in; there should be less and smaller dwellings on the site to create an open feel next to the park.
  - Property sizes result in an overdevelopment of the site.
  - There is not enough green spaces to reflect the character of the area; there should be a green area between Druids Way and the new properties to soften the impact of the development.
  - Flats are poorly sited at the entrance to the development and would overlook and dominate the play area and community centre.
  - The development only includes a small number of affordable units and these are all crammed together.
  - Mature trees on the boundaries of properties with Druids Way would be felled; these should be safeguarded by a Tree Preservation Order.
  - The flats and houses would overlook neighbouring bungalows on Druids Way and Devon Way
  - Concerned alleyways adjacent to existing properties would give rise to neighbour impacts and antisocial behaviour.
  - Development would generate noise and air pollution.
  - The proposal would exacerbate traffic and parking issues in Parklands with more vehicle movements than anticipated under the outline planning permission.
  - The outline permission should have required additional parking at the community centre.
  - Concerned regarding construction traffic
  - Junctions improvements required under the outline permission should be undertaken up front.
  - Insufficient parking proposed; two parking spaces per property would be insufficient and there is also not enough visitor parking.
  - The proposed parking arrangement would also limit on street parking.
  - Parking would dominate and detract from the streetscene.
  - On plot parking would be poorly surveyed from properties that they would serve.
  - The proposal would result in the loss of a beautiful park and a space used for recreational activities such as dog walking.
  - Concerned regarding wildlife impact with loss of trees/greenspace, houses too close to woodland/park and no proposals to protect bats and other wildlife.
  - Local infrastructure including schools, doctors and drainage system will not be able to cope with extra houses.
  - Adverse impact on property values.

- 6.11 In addition, 32 objections have been received to planning application N/2019/0923 which proposes the same development as the original plans submitted pursuant to the current application. The objections to this duplicate application essentially repeat the points raised to the current application, although the following additional matters are raised:
- The proposed materials would be alien to the palette used in Parklands.
  - Single trees between parking spaces do not comprise green corridors.
  - Development has a poor balance between dwellings, amenity, private space and parking indicating that the built footprint is too large of the site.
  - Poor quality public realm with insufficient landscaping and continuous blocks of car parking.
  - The development only have limited usable open space.
  - Houses would overshadow and result in loss of light to neighbouring properties.
  - Differences in land levels in the area would exacerbate the neighbour impacts of the proposal.
  - The extensive use of shared drives would result in a tortuous road layout.
  - Balancing pond represents a danger to children.
  - There was no consultation exercise with the local community on the application.
  - Concerned that this duplicate application has caused confusion to local residents.
- 6.12 In response to the re-consultation exercise on the revised plans for the current application a further 21 letters of objection have been received. These letters essentially repeat concerns previously raised, and as detailed above, but also include the following additional points:
- The revised scheme is loosely based on the original layout and many of the fundamental concerns remain such as overdevelopment of the site, loss of public open amenity space, loss of privacy from overlooking, limited open space, and intrusive urban edge with Bradlaugh Fields.
  - Development remains of a different scale, density, height, character and materials to the local character.
  - Development has a bias towards 4 bed houses instead of much needed bungalows and sheltered housing.
  - Concerned at the height of the railings to the boundaries of the site; a hedgerow would be more appropriate.
  - No green space or wildlife improvements.
  - The new raised tables with runs of parking would appear parking dominated.
  - Shared drives would prevent public access to the spinney/coppice.
  - Traffic issues not addressed.
  - Parking shortfall on site remains and additional parking should be provided at community centre.
  - Japanese knotweed concerns.
  - Lack of consultation regarding revised scheme.

## **7 APPRAISAL**

### **Principle of Development**

- 7.1 As this is a reserved matters application, the principle of developing this site for residential purposes for 132 dwellings has already been established. In addition, the access arrangements for the site from Devon Way and Greenwood Avenue 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 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 proposed development.

### **Design**

- 7.2 The scheme has been laid out to form perimeter blocks of houses such that the development is generally outward facing and would provide good surveillance of the road networks and areas of open/green space including the retained coppice and neighbouring parkland. Furthermore, the

units on the corners of the blocks have been designed to have windows to the front and side of the properties to break up elevations and provide surveillance of the public realm.

- 7.3 The site occupies an elevated part of the Borough wherein consideration needs to be given the sensitivity of the skyline, however the proposed buildings would all be two storey in scale and thus would not give rise to an adverse impact on the skyline of the Moulton Park area.
- 7.4 A large number of the neighbour objections to the application raise concerns that the development does not include bungalows to reflect the prevailing character of surrounding roads. However, there is some variety in dwelling types and designs in the locality, with Stowe Walk which backs onto the south west corner of the site containing two storey dwellings and a number of properties in the locality also include first floor accommodation within the roof space served by dormer windows. As such, it is considered that objections could not be sustained to the two storey scale of the proposed development.
- 7.5 As detailed above, the locality of the site has a mixture of dwelling types and designs including a variety of elevational treatments. The proposed development seeks to create its own distinct identity, with dwellings having a traditional/heritage design incorporating bay windows, projections with render and tile hanging, and attractive window details with two alternate brick and tile finishes throughout the development. Furthermore, the scheme would have tree lined streets to reinforce its sense of character and help to transition the site into its parkland setting. The open space within the development would also create strong features of the development, with the new dwellings fronting onto the drainage feature at the entrance of the site off Greenwood Avenue and forming a crescent feature enclosing the retained coppice. Also, the mature trees to the western boundary of the site would be retained and the development would have estate railings enclosing the site.
- 7.6 The original plans accompanying the application would have resulted in a layout dominated by parked cars, however the scheme has been amended to include a better mix of tandem and frontage parking with additional areas of landscaping including street trees also introduced to break up parking areas. In addition, where longer runs of parking have been retained raised tables and/or areas of block paving have been introduced to turn these areas into features of the development.
- 7.7 Overall, it is considered that the design of the development is acceptable and that it would not have an adverse impact on the character and appearance of the surrounding area.

### **Housing mix and affordable housing**

- 7.8 The 132 new dwellings would comprise 86 open/private market houses and 46 affordable housing units, which equates to an affordable housing percentage of 35% to accord with the Section 106 Legal Agreement.
- 7.9 The affordable housing units would be a mix of 1 bed maisonettes, and 2 and 3 bed houses with the bulk of the affordable units comprising houses (i.e. 34 of the 46 affordable units would be houses). The affordable housing units would have designs which would integrate with the open market housing and would be distributed in clusters of properties across the site. The provision and tenure of these affordable units would be controlled through the Section 106 Legal Agreement.
- 7.10 The 86 open market dwellings would comprise a mix of 3-4 bed units, with just over a third of the units comprising 3 bed family houses.
- 7.11 Overall, it is considered that the scheme would provide a reasonable mix of housing types, sizes and tenures and it is noted that Housing Strategy raises no objections to the proposal.

### **Residential Amenity – Neighbouring Properties**

- 7.12 In respect of the residential amenity of neighbouring properties, the proposed houses to the southern side of the new road off Devon Way would back onto the rear gardens of bungalows at Nos. 10-54 (evens only) Druids Way and the side boundary of the bungalow at No. 5 Devon Way. The new houses have been designed to generally have a minimum of 21 metres back to back separation distances to the bungalows on Druids Way. Although Nos. 44 and 50 Druids Way have been subject to conservatory extensions such that these two properties would have a separation distance of some 19 metres from their conservatories to the new houses. However, the new houses would have at least 10 rear gardens and it is considered that they would not appear unduly prominent or give rise to unacceptable overlooking or overshadowing to these neighbours. The new properties backing onto the side boundary of No. 5 Devon Way would also have garden depths of at least 10 metres. As such and given that the dwelling at No. 5 is set in from its side boundary and its plot tapers out in width to the rear boundary, it is considered that the proposal would not have an objectionable impact on the amenities of occupiers of this neighbouring property. However, it is recommended that a condition is imposed to preventing extensions and the addition of dormers to the new dwellings backing onto the existing bungalows to safeguard the amenity of these neighbouring properties.
- 7.13 The properties served off Stowe Walk would be neighboured by an area of open space including a surface water drainage features such that the development would not have an adverse impact on the residential amenity of these existing properties.
- 7.14 It is noted that concerns have been received from local residents regarding construction traffic; however, the outline permission includes a Construction Environmental Management Plan condition which should minimise the impacts of construction activity on neighbouring residents.
- 7.15 Taking into account of the above, it is considered that the application would not have an objectionable impact with regards to the amenities of neighbouring properties.

#### **Residential Amenity– Future Occupiers**

- 7.16 It is also necessary to consider the amenities of future occupiers of the development and, as detailed above, it is considered that the new dwellings would have an acceptable relationship with existing neighbouring residential properties.
- 7.17 In addition, the development has a perimeter block layout and, generally, the properties would have roads providing buffers to areas of open/green space within the development. In some instances, there is a need to secure defensive planting, railings or other enclosures to boundaries of properties to provide areas of defensible space and this matter can be addressed by conditions relating to landscaping and boundary treatments.
- 7.18 All habitable rooms across the development would be served by windows providing good levels of outlook and daylighting. There is some variety in separation distances between the new 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. However, given that the development would be relatively compact in form, with several properties benefiting from small gardens that often contain or adjoin rear sited garages, it is recommended that the permitted development rights for rear extensions and dormer windows are removed for all properties across the application scheme to ensure the amenities of future occupiers are safeguarded and to avoid an overdevelopment of the site.
- 7.19 A noise report has accompanied the application to assess the impact of the nearby employment uses and playing fields on future occupiers of the development. This report indicates that an acceptable noise environment can be secured for future occupiers subject to a number of properties having specific boundary treatments, glazing and alternative forms of ventilation. The scheme has however been amended since the noise report was undertaken, but Environmental Health have advised that the altered layout would not change the principles established under the original report and this matter can be addressed by condition.



- 7.20 Overall, subject to conditions, it is considered that the development would provide a reasonable standard of amenity for future occupiers.

### **Parking and Highway Safety**

- 7.21 The access arrangements for the development from Devon Way and Goodwood Avenue and the wider highway impacts of the proposal 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.
- 7.22 The road layout for the new residential development would comprise two spine roads extending off Devon Way and Goodwood Avenue, with the road off Devon Way connecting up to the extension off Goodwood Avenue. A number of culs-de-sac extend off the spine roads and these terminate in private drives serving a maximum of 5 properties. The scheme has been amended to ensure adequate visibility splays and separation between junctions within the site and the County Highway Engineer has assessed the revised road layout and raises no objections.
- 7.23 The layout plan includes an indicative pedestrian/cycle connection to the north of the site between the development and the existing shared pedestrian/existing cycleway in the interests of promoting sustainable travel and this matter is controlled by Condition 9 on the outline planning permission. In respect of sustainable travel, it is also noteworthy that Conditions 21 and 22 on the outline planning permission also secure electric vehicle charging points and a travel plan for the new development.
- 7.24 Turning to parking, all the new houses would be served by at least two allocated parking spaces, with the four bed properties also benefitting from garage parking. The one bed maisonettes would be served by one parking space per unit. In addition, there would be 51 visitor parking distributed throughout the development in designated bays, with some informal on street parking also available. The layout of the parking across the site has been amended to seek to ensure that the development is not overly dominated by frontage parking and that spaces are convenient to the properties to which they would serve, with windows and doors also added to the side of properties that would benefit from tandem parking to provide surveillance of vehicles. In addition, the revised plans also show most properties benefiting from sheds to facilitate cycle storage and encourage garages to be used for parking purposes. The parking provision has been found to be acceptable by the Highway Authority and it is recommended that conditions are imposed to secure the provision and retention of the proposed parking spaces, restrict the conversion of garages and secure further details of cycle parking.
- 7.25 In light of the above, it is considered that the proposal is acceptable on parking and highway safety grounds.

### **Other considerations**

- 7.26 The application site does not fall within Flood Zones 2 and 3. However, as the proposal comprises a major development and to comply with the conditions on the outline planning permission, it has been accompanied by a drainage strategy and also includes drainage features to the south west of the site to ensure that the development does not increase flood risk. The Environment Agency have raised no objections to the application and, whilst the Lead Local Flood Authority (LLFA) are seeking further information, the LLFA do not object to the principle of the proposal and a further update on surface water drainage will be provided in the Addendum to the Planning Committee.
- 7.27 In respect of ecology, the outline application was accompanied by an ecological appraisal and was found to be acceptable subject to the retention of the coppice and conditions to require pre-commencement surveys for bats and badgers, a Construction Environmental Management Plan (CEMP) to secure reasonable avoidance measures during construction for reptiles and birds, a Landscape and Ecological Management Plan to ensure biodiversity enhancements and the remediation of Japanese knotweed that has been found on the site. The current application includes the retention of the coppice and also green space including mature trees to the south

west of the site such that it accords with the outline planning permission. Furthermore, the layout shows street trees and landscaping helping to create green corridors through the site. However, only limited landscaping details accompany the revised layout for the current application and it is recommended that a condition is imposed to secure further details of landscaping incorporating biodiversity enhancements.

- 7.28 In terms of trees, the coppice/spinney within the site and the mature trees to the south west of the site would also be retained. It is noted that concerns have been regarding the loss of trees along the southern boundary of the site with neighbouring properties, however the Arboricultural Officer has advised that these trees do not meet the threshold required for Tree Preservation Orders.
- 7.29 Finally, it is noted that local residents have raised various matters that essentially relate to the principle of the development such as loss of the open/green space, traffic, infrastructure, etc. However, as detailed above, the principle of the development has been established under the outline planning permission and cannot be considered as part of the current reserved matters application.

## **8 CONCLUSION**

- 8.1 The proposed development, as amended, would be in accordance with the outline planning permission and 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 character of the area, the amenities of surrounding properties, or highway safety and would provide a reasonable standard of amenity for future occupiers of the residential development. As such it is recommended that the reserved matters application is approved subject to the conditions detailed below.

## **9 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 construction works on site, full details of the existing and proposed ground levels and finished floor levels of the development 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. Pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

3) All trees shown to be retained in the submitted Tree Report (reference 7568.01.001 Version 1.0) shall be protected for the duration of the construction of the development in accordance with the tree protection measures contained within the submitted Tree Report (reference 7568.01.001 Version 1.0).

Reason: In the interests of the character and appearance of the locality in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

4) Notwithstanding the submitted details and 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 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 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 including details of tree pits, 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, biodiversity and to secure a satisfactory standard of development in accordance with Policies H1 and BN2 of the West Northamptonshire Joint Core Strategy.

6) The enclosures to the external boundaries of the site and the open space within the site shall be provided in accordance with the details shown on drawing number 1813-22-02-003D prior to the occupation of the dwellings hereby permitted and retained thereafter. The individual plot boundaries shall be provided in accordance with the details shown on drawing number 1813-22-02-003D prior to the occupation the dwelling to which the enclosures would serve and retained thereafter.

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.

7) The glazing and ventilation acoustic design measures to achieve an acceptable noise levels for each plot shall be implemented in accordance with the details in the submitted noise report (reference 6366432/R3v2) prior to the occupation of the dwelling to which they would serve and the measures should be 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.

8) The parking spaces shown on the approved plans shall be constructed prior to the first occupation of the dwellings hereby approved and retained thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with the Northamptonshire Parking Standards and the guidance in the National Planning Policy Framework.

9) Notwithstanding the submitted details, prior to the occupation of the dwellings 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.

10) Prior to the construction of the new substation hereby permitted, full details of the substation 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 amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and Saved Policy E20 of the Northampton Local Plan.

11) 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 hereby approved shall be used as habitable accommodation.

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

12) 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 6 above 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.

13) 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 or roof enlargements/dormer windows 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.

## **10 BACKGROUND PAPERS**

10.1 N/2018/0904, N/2019/0591 and N/2019/0923.

## **11 LEGAL IMPLICATIONS**

11.1 The development is CIL liable.

## **12 SUMMARY AND LINKS TO CORPORATE PLAN**

12.1 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.



**NORTHAMPTON**  
BOROUGH COUNCIL

Title: **Parklands Middle School, Devon Way**

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