

## North Northamptonshire Strategic Planning Committee 7<sup>th</sup> March 2022

<b>Application Reference</b>	<b>KET/2020/0208</b>
<b>Case Officer</b>	<b>Reddy Nallamilli</b>
<b>Location</b>	<b>Hanwood Park (Parcel R22), Barton Seagrave</b>
<b>Development</b>	<b>Approval of Reserved Matters (EIA): All details in respect of KET/2015/0967 for 350 dwellings</b>
<b>Applicant</b>	<b>Hanwood Park LLP</b>
<b>Agent</b>	<b>C/O Chave Planning Ltd Taylor Wimpey UK Ltd</b>
<b>Ward</b>	<b>Ise Lodge</b>
<b>Overall Expiry Date</b>	<b>20/07/2020</b>
<b>Agreed Extension of Time</b>	<b>14/03/2022</b>

### Scheme of Delegation

This application is being brought before the North Northamptonshire Council's Strategic Planning Committee in accordance with the Council's constitution because the proposal falls outside the Council's Scheme of Delegation due to three representations being received.

#### **1. Recommendation**

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- 1.1 That planning permission be GRANTED subject to conditions.

#### **2. The Proposal**

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- 2.1 Approval of Reserved Matters (EIA): All details in respect of KET/2015/0967 for 350 dwellings
- 2.1.2 The application seeks approval of reserved matters relating to access, appearance, landscaping, layout, and scale for a parcel of land identified on the Hanwood Park Strategic Master Plan at R22 for residential development. This proposal is seeking to deliver a total of 350 residential units comprising of 296 family dwellings and 54 apartments. A detached three storied block would contain 30 of the proposed apartments.

2.1.3 The application follows on from a series of outline and Section 73 applications, the last one having been granted under ref no. KET/2015/0967 in November 2018.

2.1.4 The application seeks the approval of Reserved Matters pursuant to Condition 2 attached to the approved outline planning permission KET/2015/0967, which states the following:

*'Details of the access, appearance, landscaping, layout and scale (hereinafter called the Reserved Matters) for each development parcel (or part thereof) as shown on the Strategic Masterplan and detailed in the approved Land Use Schedule shall be submitted to and approved in writing by the Local Planning Authority before any development begins on the land to which it relates. The development shall be carried out in accordance with the approved details.'*

2.1.5 By way of background for Members reserved matters are those aspects of a proposed development which the applicants choose not to submit details of with an outline planning application (which establishes the principle of the development). The requirements of specific reserved matters proposal are summarised below:

**'Access'** – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

**'Appearance'** – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, and texture.

**'Landscaping'** – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

**'Layout'** – the way in which buildings, routes and open spaces within the development are provided, situated, and orientated in relation to each other and to buildings and spaces outside the development.

**'Scale'** – the height, width and length of each building proposed within the development in relation to its surroundings.

2.1.6 The submitted details of the reserved matters application are required to be in line with the outline approval, including any conditions attached to the permission.

2.1.7 The planning application is accompanied with a number of plans and include some of the following documents:

- Planning, Design and Access Statement, including Statement of Conformity with the Design Code
- Landscaping Plans
- Drainage Compliance Statement & Layouts
- Highways Design Statement
- Noise Impact Assessment
- Tracking & Surfacing Plans
- General Arrangement Plan

2.1.8 The proposed accommodation schedule is summarised below:

### Accommodation Schedule

House Code	Floor Area	House Type	Beds	Storeys	No.
NA45	1564	Detached	4	2	12
NA45V1	1564	Detached	4	2	01
NA45V2	1564	Detached	4	2	06
NA45V3	1564	Detached	4	2	05
NA45V4	1564	Detached	4	2	05
D1564	1564	Detached	4	2	07
D1402	1402	Detached	4	2	07
NA44	1385	Detached	4	2	10
NC31	1314	Semi/Terr	3	3	31
NB31	1092	Semi/Terr	3	2.5	27
D1051	1051	Detached	3	2	08
NT31	1040	Det/Semi	3	2	39
NA32	976	Semi/Terr	3	2	84
NA20	771	Semi/Terr	2	2	15
A747	747	Flat	2	4	08
A629	629	Flat	2	4	16
Total Private Units					281
NA30	922	Semi/Terr	3	2	22
NA20	771	Semi/Terr	2	2	17
A796	796	Flat	2	3	06
A779	779	Flat	2	3	06
A734	734	Flat	2	3	06
A719	719	Flat	2	3	06
A704	704	Flat	2	3	06
Total Affordable Units ●					69
Overall Total					350

2.1.9 Turning to the housing mix the dwellings would range from 2, 3 and 4 bedroomed properties, most of the properties would be 2 and 3 bedroomed family dwellings comprising predominantly of a mixture of detached, semi – detached and terraced

dwellings. In terms of height the submitted scheme the house types would range from two to two and a half storeys and three storeys. The main three storied block of 30 two bedroomed apartments is to be sited opposite a future roundabout/road improvement on the Cranford Road/Hanwood Park Road junction (when phase 2 comes forward). The proposed residential units would be arranged around 4 vehicular access points off Cranford Road and Hanwood Park Road, linking the residential streets to private driveways and internal access roads. A vehicular access into the site proposed off Cranford Road, would also link up to the adjoining residential parcel R21 currently being considered by Officers (Grace Homes and David Wilson Homes).

- 2.1.10 The submission includes details of appearance and scale for each individual unit along with information on off street parking/garage facilities, and hard and some soft landscaping. Turning to the appearance, the proposed dwellings would be largely of modern appearance and of brick and tiled construction. Regarding parking provision, the majority of this for the proposed housing would be provided off street within the individual plots, this includes garages. Parking spaces for the block of flats would be provided in an open communal layout at the rear. Adequate refuse facilities would be provided for individual properties.
- 2.1.11 Sixty-nine affordable units would be provided across the site comprising of dwelling houses and apartments this includes all 30 units within the main apartment block.
- 2.1.12 Members should note that the revised proposal has involved significant changes in terms of the general appearance, design, layout, scale, and landscaping for both the proposed dwelling units, individual apartments and the main apartment building being secured from the original submissions. Regarding improvements to accessibility Officers have successfully negotiated a pedestrian footpath linking the adjacent development parcel at R21 with the current application development site (R22). This would facilitate a shorter walking route to the nearby school. Just as important a shared 3m wide footpath/cycle path has been secured along Cranford Road and Hanwood Park Road. The full changes are set out in detail within the report relating to design.

## 2.2 **Environmental Impact Statement**

- 2.2.1 It should be noted that an Environmental Statement was submitted with the original outline applications as the development constituted EIA development. Consequently, “subsequent” applications are also regarded as EIA applications. Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) subsequent EIA applications include reserved matters and matters requiring approval before development can commence. These regulations apply to development which is given planning permission under Part III of the Town and Country Planning Act 1990. The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision-making process.

- 2.2.2 There are specific arrangements for considering and determining planning applications that have been subject to an Environmental Impact Assessment. These arrangements include consideration of the adequacy of the information provided, consultation, reaching a reasoned conclusion on the significant environmental effects of the proposed development, publicity, and informing the consultation bodies and public of both the decision and the main reasons for it. The local planning authority must take into account the information in the Environmental Statement, the responses to consultation and any other relevant information when determining a planning application.
- 2.2.3 The original Environmental Statement (ES) (dated 2007) as amended in August 2008 and January 2009 did not raise issues of overriding significance, and mitigation and enhancement of existing habitats, features and services were built into the outline design approved in 2010. In the second Sec.73 permission relating to KET/2013/0695, an updated ES was submitted. This Reserved Matters application is considered to have satisfactorily addressed significant issues set out by the Environmental Statement considered at the time.

### **3. Site Description**

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- 3.1 The application site was previously agricultural land measuring 8.7 hectares in size and now forms part of the allocated Hanwood Park Sustainable Urban Extension located to the east of Kettering and Barton Seagrave which occupies an area of about 329 hectares of land. Hanwood Park is positioned adjacent to existing development on the town's eastern edge, bounded by the A14 trunk road to the south and open countryside to the north and east. Apart from some construction and infrastructure work on the wider Hanwood Park development, the site and its immediate surroundings have an agricultural, rural feel in character. The wider area is residential characterised by established attractive dwellings sited in reasonably spacious plots. Hayfield Cross Primary School and its playing fields are positioned along its northern boundary. The Cranford Road frontage is affected by a utility easement. The easement contains the highway drain, high voltage electricity, Openreach, water and a further (unidentified) service.
- 3.2 Persimmon Homes are currently developing parcel R23 and R26 directly opposite this site along Cranford Road. The site adjoins Parcel R21 on its western boundary with a planning application for up to 219 dwellings which is currently being considered by Officers.

### **4. Relevant Planning History**

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**KET/2015/0967** Variation and removal of conditions from permission no. KET/2013/0695 (relating to various aspects including code for sustainable homes, lifetime homes, district centre and highways) of Hanwood Park development incorporating up to 5,500 dwellings, schools, district and local centres, healthcare, employment, formal and informal open space including playing facilities, roads, and associated infrastructure approved 22/11/ 2018.

**KET/2015/0028** Details of Infill Link Road joining Access F Primary Street (Cranford Road) to Access E Primary Street adjacent to District Centre incorporating 750 metres of road, footways/cycleways, maintenance access track to surface water attenuation pond with wildlife management (Parcel SS1), four access points and drainage to Parcel R22, drainage infrastructure, landscaping, and associated engineering works. Approval of Reserved Matters 18/03/2015.

**KET/2019/0909** (Details of Infill Link Road joining Access F Primary Street (Cranford Road) to Access E Primary Street adjacent to District Centre incorporating 750 metres of road, footways/cycleways, maintenance access track to surface water attenuation pond with wildlife management (Parcel SS1), four access points and drainage to Parcel R22, drainage infrastructure, landscaping, and associated engineering works): Amended tree spacing to account for street lighting. Non - Material Amendment granted 23/01/2020.

**KET/2020/0227** All details in respect of KET/2015/0967 for 152m of road within R21 linking to the R22 Link Road. This application sought planning permission for the approval of reserved matters relating to access, appearance, landscaping, layout, and scale relating to a section of link road, with related landscaping and other associated works. The proposal involved the provision of a 152m road within R21 and joining it to the R22 Link Road to provide a secondary street, cycle and pedestrian routes and serve residential parcels of land at R21 and R22 identified on the Strategic Master Plan for the development. Details approved 08/01/2021.

**KET/2020/0202** All details in respect of KET/2015/0967 for road from Cranford Road to Hayfield Crescent. Hanwood Park (Parcel R22), Cranford Road (north of). Reserved Matters details approved 12/02/2021

**AOC/0967/1571** Hanwood Park Parcel R22, Cranford Road Condition Nos. 24 (Public Realm), 27 (Landscaping Parcel), 28 (Arboricultural Method Statement), 31 (Landscape Management Plan), 35 (Surface Water Drainage), 39 (Contaminated Land) and 40 (Construction Management Plan of KET/2015/0967 (Hanwood Park Development) Currently pending.

**AOC/0202/2001** Hanwood Park Parcel R22, Cranford Road Condition Nos. 2 (Drainage) and 3 (Gas Governor details) of KET/2020/0202 (Hanwood Park Development). Currently pending.

Other Relevant Application

**KET/2020/0228** Approval of Reserved Matters (EIA): All details in respect of KET/2015/0967 for 219 dwellings (Parcel R21) Currently pending.

**NK/2021/0292** New Outline Planning Application with Environmental Statement submitted in April 2021 Residential development of up to 4,040 dwellings, including associated schools, district and local centres, hotel, healthcare, employment, formal and informal open space, including play facilities, roads, and associated infrastructure. The original outline permission allowed 10 years for the submission of detailed proposals which ends this year. Given the scale of the new community being formed at Hanwood Park more time was needed to allow details

to come forward. Consequently, this new outline permission was submitted. Currently pending.

## **5. Consultation Responses**

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A full copy of all comments received can be found on the Council's website at: <https://www.kettering.gov.uk/planningApplication/search>

### **5.1 Parish / Town Council**

No observations received

### **5.2 Neighbours / Responses to Publicity**

Representations received on Original plans

Three individual emails have been received from local residents in connection with the original plans and their concerns can be summarised as follows:

- The height of the proposed development would result in the loss of privacy and light
- Denser urban development should be located further into the site; and
- The staggered junction needs to be redesigned to form a roundabout
- Need for an effective Construction Environmental Management Plan

A single representation received on the Revised plans

A resident has drawn attention to the need for a strong and effective Construction Environmental Management Plan to be produced by the applicant to set out what methods will be used to mitigate the impact on surrounding occupiers during the construction process and must take into account the impact of the nearby existing primary school directly.

Would like to see a specific plan made to ensure that the school and its pupils are not harmed in any way by this development during the construction process which even before a house is built has already created massive disruption for the school. Would also like the construction process to be consistently monitored by council officials for dust and noise levels.

#### **Officer Response**

With regard, to the height of the proposed development Officers have given careful consideration to the elements of the proposed scheme. As a result of careful siting and distribution of various elements of the scheme there would not be any loss of privacy or loss of natural light. Adequate external and internal separation distances have been provided. The density and scale have been designed to respect its semi-rural confidence.

Turning to the design of the junction on Cranford Park Road and Hanwood Park Road, there is currently a staggered junction in place serving traffic this does not form part of application site.

Regarding the Construction Environmental Management Plan (CEMP), officers agree that careful consideration should be given to this matter to protect amenity. A condition is recommended to secure the submission of a CEMP.

5.3 NNC Northamptonshire Archaeology:

Revised Plans

Advise an archaeological evaluation was undertaken in 2012 by Oxford Archaeology East, this identified areas of Roman and Iron Age settlement within the East of Kettering area. However, the evaluation identified no archaeological remains within Parcel 22.

5.4 NNC Environmental Protection:

Revised Plans

No comments to make regarding the revised submissions.

5.5 NNC Highway Authority:

Latest Revised Plans

Request some minor changes to the parking spaces and ensure no encroachment occurs on the highway.

Officers Response

The Highway Authority have raised no objections to the principle set out in the revised layout plans and have no highway safety grounds.

5.6 Environment Agency:

Do not wish to make any comments

5.7 Highways England:

No comments to make.

5.8 Historic England:

Revised Plans

No comments to make

5.9 Natural England:



Revised Plans

No comments

5.10 NNC Ecological Advisor:

Revised Plans

Pleased to see in the updated landscape drawings that the agreed shrub mix has been included along the Cranford Road, which reflect the advice offered on changes to the soft landscaping and deliver biodiversity and amenity value for residents.

5.11 NNC Lead Local Flood Authority:

Original Plans

There is insufficient information available to comment on the acceptability of the proposed surface water drainage scheme for the proposed development.

Officer Response

No further comments have received. The developers have submitted additional information and plans to address the initial concerns. There is an approved Strategic Drainage Strategy in place covering Hanwood Park (with a number of attenuation ponds designed within open spaces and associated infrastructure and landscaping). No significant parcel specific measures are required in this case given the strategy being delivered.

5.12 Northamptonshire Police Design Officer:

Revised Plans

No objection in principle to the scheme in relation to the layout proposed subject to clarification on some of the issues including matters relating to building control.

Officer Response

Applicants have added windows to blank gable ends to improve surveillance. Cycle storage facilities have also provided

## **6. Relevant Planning Policies and Considerations**

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- 6.1 Statutory Duty Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the purpose of this development is the North Northamptonshire Joint Core Strategy and the Site-Specific Part 2 Adopted Local Plan – December 2021
- 6.2 National Policy

- National Planning Policy Framework (NPPF) (2021)
- National Planning Practice Guidance (NPPG)
- National Design Guide (NDG) (2019) (Building Better Building Beautiful Commission “Living with Beauty Report). The national design guide illustrates how well-designed places that are beautiful, enduring, and successful can be achieved and what good design means in practice.
- National Model Design Code (2021)
- The National Model Design Code provides detailed guidance on the production of design codes, guides, and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide and reflects the government’s priorities.

### 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

- Policy 1 Presumption in favour of Sustainable Development
- Policy 3 Landscape Character
- Policy 4 Biodiversity & Geology
- Policy 5 Water Environment, Resources and Flood Risk Management
- Policy 8 North Northamptonshire Place Shaping Principles
- Policy 10 Provision of Infrastructure
- Policy 15 Well-connected Towns, Villages and Neighbourhoods
- Policy 16 Connecting the Network of Settlements
- Policy 19 The Delivery of Green Infrastructure
- Policy 26 Renewable and Low Carbon Energy
- Policy 28 Housing Requirements
- Policy 29 Distribution of new homes
- Policy 30 Housing Mix and Tenure

### 6.4 Local Plan - Site Specific Part 2 Adopted Local Plan (SPP2) – December 2021

- Recognises a significant proportion of the growth in Kettering will take place through the Hanwood Park Garden Community
- EN1 – Spatial Development Strategy
- NEH1 Local Flood Risk Management Policy

### 6.5 Other Relevant Documents

Biodiversity SPD for Northamptonshire 2016

## 7. Evaluation

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7.1 Having considered the relevant planning policies, the consultation responses and other representations received and other material planning matters, the key issues in the determination of this application are set out below:

- Compliance with the outline permission
- Assessment of Design Details relating to the Reserved Matters
- Impact on Biodiversity/Landscaping/ Matters

- Impact on Neighbouring Amenity
- Transportation/Sustainability Matters
- Flood Risk and Drainage

## 7.2 Compliance with the outline permission

7.2.1 The purpose of the planning system is to contribute to the achievement of sustainable development. The planning system is plan-led. Planning law requires through Section 70(2) TCPA 1990 that the decision-maker shall have regard to the provisions of the development plan, so far as material to the application. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (“PCPA 2004”) provides:

*“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.”*

7.2.2 The Development Plan for the purpose of this application is the North Northamptonshire Joint Core Strategy 2011 – 2031 and the Site-Specific Part 2 Adopted Local Plan – December 2021. The plan seeks to pave the way for the delivery of high-quality sustainable growth in the region and to ensure that protection is provided for what is special about the existing natural and built environment. It also seeks to make sure that the essential quality of the region would continue to be an attractive place to, work, travel, visit and invest in.

7.2.3 The site forms part of the allocated Hanwood Park Sustainable Urban Extension located to the east of Kettering. The wider site was subject to an outline planning permission, including several Section 73 applications for the development which were subsequently approved. Members should note that the development of this site for housing was initially established in principle through the site's allocation in the Joint Core Strategy. Hanwood Park (previously referred to as the East Kettering Sustainable Urban Extension) is a mixed-use development containing up to 5,500 dwellings, a secondary school, up to 4 primary schools, open space (covering park(s) and play areas), employment areas, local centre facilities and associated infrastructure.

7.2.4 The most relevant and recent outline permission covering the Hanwood Park development site for the purposes of this current application is set out within KET/2015/0967. It should also be noted that the permitted outline permission was also subject to a complex S106 agreement. The outline permission allows for the delivery of development on individual parcels of land which includes residential development onto parcel R22 as it is defined as being a residential parcel within the approved documents.

7.2.5 This current application seeks planning permission for the **approval of reserved matters relating to access, appearance, landscaping, layout, and scale** attached to the outline approval for the erection of a total of 350 residential units. The details of the reserved matters application are required to demonstrate that it

would be in line with the outline approval, including any conditions attached to the permission.

7.2.6 In concluding on this issue, the principle of residential development on Parcel R22 was reinforced and established at outline stage. Whilst the principle of the residential use on this developmental parcel has been established at outline stage, there is also the need to comply with the latest relevant local and national policies. The submitted proposal does introduce some variations in relation to the introduction of some apartments in addition to family dwellings. The Development Plan and approved outline documents allow for such variation. The approved outline permission also required future proposals to comply with the principles set out within the approved Design Code and various technical documents which have been approved alongside the outline consent. The submitted proposal as revised seeks to follow the principles previously considered within the Strategic Master plan and outline permission and no objections are raised on this matter. Thus, this proposal as revised would comply with the principles set out within the approved Design Code, the policy requirements and the various technical documents which have been approved alongside the outline consent. The revised proposal has demonstrated compliance with the outline permission to an acceptable degree therefore no objection is raised on this matter.

### 7.3 **Assessment of the design details relating to the reserved matters**

7.3.1 In assessing this submission, this development seeks to develop former agricultural fields with a distinctive topography, which until recently was surrounded by a 350m long attractive boundary hedging providing a wider green setting to the locality, it effectively provided part of a green lung to this part of Kettering and it is recognised that it has significant intrinsic value for local residents. R22 is one of the larger residential parcels to be released, with a double road frontage to Cranford Road and Hanwood Park Road. Furthermore, its proximity to the District Centre an existing Primary School and a proposed Secondary School, future recreational activities all give it a further impetus to deliver a **particularly well-designed scheme and as such set an important design precedent** for the remaining future undeveloped wider Hanwood Park. In addition to considering the impact upon the wider character of the area, any development of this important site should be designed not only to protect the visual amenities of surrounding occupiers, but also enhance biodiversity. Turning to the character of the locality, in such semi - rural settings, the NPPF requires planning decisions to be responsive to local circumstances. The development generally slopes from west to east and no longer contains any significant landscape features. The NPPF specifically requires design quality to be considered throughout the evolution and assessment of individual proposals. When creating new proposals, the applicant's advisors are required to demonstrate an understanding of the character of an area. In terms of context the subsequent amended proposal is considered to be based on a sound understanding of achieving high quality sustainable the features of the site and the surrounding context. The future development of this site should seek to achieve a high-quality legible development and deliver a scheme with diversity and distinction.

7.3.2 For the purposes of clarity, the underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built sustainable places that benefit people and communities. This includes people who use a place for various purposes such as:

- to live, work, shop, for leisure and recreation, and to move around between these activities; and
- those who visit or pass through. It also includes people at different stages of life and with different abilities – children, young people, adults, families, and older people, both able-bodied and people with disabilities.

7.3.3 The outline permission required future reserved matters submissions to comply with an approved Design Code which set out the framework for development. The Design Code sought to establish the design principles that should be widely applied across the development to ensure that improved environmental standards can be delivered alongside best practice in sustainable urban design and sustainable architecture. A Statement of Conformity with the Design Code was submitted with the application by the developer's design advisors. This concluded that the proposals are "broadly" consistent to deliver a quality product. The Design and Access Statement concluded that the scheme as originally submitted can be described as "an attractive, well-designed scheme respecting existing constraints, the character and appearance of the wider locality, adjacent development nearby, the primary street network and the interface with the rapidly emerging Hanwood Park development". The Design and Access Statement further claimed that the initial scheme was of a sufficient quality for the granting of the planning permission and request that it be determined on this basis. A further updated supplementary Design Statement was subsequently provided.

7.3.4 Having carefully considered and reviewed the original submitted drawings, material documents and supplementary information, officers did not conclude that a high-quality scheme had been provided. Parcel R22 is in the Barton character area, to which the 'design code' principles apply. These include the primary and secondary streets establishing a regular geometry that is synonymous with the garden suburb style. This style should be further reinforced through a richly planted public realm with street trees in formal and informal arrangements. These aims were not achieved in the initial submission and they did not exhibit any design principles relating to garden suburb style. The initial proposed development also failed to establish sufficient visual interest through consistency in attractive elevation design, materials, and fenestration. It also failed to deliver richly planted public realm with street trees.

7.3.5 Unfortunately, the submitted Design and Access Statements failed to successfully demonstrate that the development scheme met important policy objectives which support one of the overarching objectives of the NPPF **which is to foster well-designed, beautiful, and safe places.** The original proposals as a whole were arranged around a standardised poor engineering layout which did not reflect the high-quality character of the established wider locality. The use of 7 separate block paved 'ramps' as a design feature as part of the internal road network and the absence of quality street planting were all particularly unhelpful to the creation of a quality environment. The initial submitted scheme was based on an engineered

adoption-based solution which overall failed to provide a form, scale, layout, appearance, and massing solution that would integrate successfully into its surroundings and deliver a high-quality scheme. Whilst the site may be capable of being developed with the quantum of development proposed to a high standard of design, the original proposal as submitted would not have resulted in the creation of high-quality buildings and place.

- 7.3.6 Such modern housing developments as originally proposed are often criticised for being based on standardised highway adoption design solutions which lack local distinctiveness, set in a rather uninspiring layout that could be found anywhere in the County. The plot sizes, house types and general appearance were assessed to be too uniform in character with little diversity within them. The proposed residential layout plan did not seek to sufficiently enhance or respect the semi-rural setting. The development as initially proposed would have had a poor urbanising impact on the existing character of the locality particularly on views into the site as the development site is surrounded by two roads. The original submitted layout did not appreciate its semi - rural open setting.
- 7.3.7 Alongside the Design Code and various technical documents, it is important to note that the submitted proposals are also required to be assessed against the other policies of the North Northamptonshire Joint Core Strategy (JCS 2016) and the Adopted Part 2 Local Plan – (December 2021). The National Planning Policy Framework (NPPF), the associated National Planning Policy Guidance (NPPG), the National Design Guide (October 2019) (Building Better Building Beautiful Commission “Living with Beauty Report) and the National Design Code (2021) which are all very important material considerations that carry great weight and contain policies, advice and guidance to the decision maker.
- 7.3.8 The Joint Core Strategy (JCS 2016) in promoting high quality development specifically recognises the importance of the “**Place Making**” agenda and that good design is critical in ensuring that proposals create sustainable, connected, characterful and healthy places, which people will enjoy for years to come. To create sustainable places, all development will be assessed against principles set out in JCS Policy 8, that need to be considered by developers in delivering the highest possible quality of development sought by the Plan. The development should:
- a) Create connected places by ensuring that it:* i. Connects to the maximum number of local streets, avoiding dead ends, to allow it to integrate into the wider settlement and to connect to existing services and facilities; ii. Integrates well with existing cycle, pedestrian, public transport and vehicular movement networks and links to these routes in the most direct and legible way possible, to achieve logical routes; iii. Improves or creates open green spaces which tie into the wider network of public green spaces and routes to allow for movement across the settlement through its green infrastructure; iv. Provides direct routes to local facilities within or outside the site to create more walkable neighbourhoods; and
- b) Make safe and pleasant streets and spaces by:* i. Prioritising the needs of pedestrians, cyclists and public transport users and resisting developments that would prejudice highway safety; ii. Ensuring a satisfactory means of access and provision for parking, servicing, and manoeuvring in accordance with adopted

standards; iii. Ensuring that streets and spaces are continuously enclosed by buildings, or by strong landscaping with well-defined public and private space; iv. Ensuring that streets and spaces, are overlooked, active, feel safe and promote inclusive access; v. Creating legible places which make it easy for people to find their way around; and vi. Contributing, towards enhancements to the existing public realm such as tree planting to add to the character and quality of the main streets and to encourage walking and cycling.

*c) Ensure adaptable, diverse, and flexible places by:* i. Creating varied and distinctive neighbourhoods which provide for local needs through a mix of uses, unit sizes and tenures; and ii. Mixing land use and densities within settlements and ensuring that people can move easily between and through them by non-car modes:

*d) Create a distinctive local character by:* i. Responding to the site's immediate and wider context and local character to create new streets, spaces and buildings which draw on the best of that local character without stifling innovation; ii. Responding to the local topography and the overall form, character, and landscape setting of the settlement; and iii. The creative use of the public realm through the use of measures such as incidental play spaces, bespoke street furniture and memorable features.

*e) Ensure quality of life and safer and healthier communities by:* i. Protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties, or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking; ii. Preventing both new and existing development from contributing to or being adversely affected by unacceptable levels of soil, air, light, water or noise pollution or land instability; iii. Incorporate ecologically sensitive design and features for biodiversity to deliver 'Biodiversity by Design'; iv. Seeking to design out antisocial behaviour and crime and reduce the fear of crime through the creation of safe environments that benefit from natural surveillance, defensible spaces and other security measures having regard to the principles of the Secured by Design'; v. Proportionate and appropriate community and fire safety measures; and vi. Incorporating flexible and resilient designs for buildings and their settings, including access to amenity space.

7.3.9 These principles are also intended to ensure that development proposals support strong, vibrant, and healthy communities and create inclusive places and spaces that support community engagement.

7.3.10 The National Design Guide (NDG) sets out the characteristics of well-designed places and demonstrates what good design means in practice. The guide seeks to introduce a national standard for local authorities to adhere to in terms of achieving better designed homes. It sets out ten principles of good building, with the importance of beauty at the heart. It argues that a well-designed development should enhance the surroundings, be attractive and distinctive, fit into a coherent pattern of development, enhance, and optimise nature, and provide safe, social and inclusive public spaces. Recent reforms to the NPPF further place emphasis on granting permission for well-designed buildings and refusing it for poor quality schemes. The NPPF advises that it is especially important that where there is a

shortage of land, developments make efficient use of land and avoid homes being built at low densities, making optimal use of the potential for sites. It is also necessary to ensure that beautiful and sustainable places are created, and the NPPF notes the importance of area-based character assessments in pursuing this goal. Paragraph 132 of the NPPF has been amended so that it now makes reference to Building for a Healthy Life as a means of assessing design quality. New paragraph 133 responds to recommendations to make clear that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. In addition, it clarifies that significant weight should be given to development which reflects local design policies and government guidance on design.

- 7.3.11 The Government has recognised and stated that the design quality of new development is too often mediocre, and that systemic change is required to ensure design and beauty is a core part of the planning process. The revised NPPF, strengthened design policy, reconfirming the presumption of sustainable development and that it needs to be pursued in a positive way. Planning decisions are required to play an active role in guiding development towards sustainable development. A well-designed place is therefore likely to be achieved by making the correct choices on the layout, the form and scale of the proposed buildings. Good design is viewed as a key aspect of sustainable development. Developments are required to be visually attractive because of good architecture, layout, scale, design, and appropriate and effective landscaping. Good design has also been shown to affect general health, well-being, feelings of safety, security, social inclusion, and community cohesion. The long-lasting fundamental principles for **achieving good sustainable design** are that it is fit for purpose and durable.
- 7.3.12 In terms of the objectives of sustainability, the economic role seeks to build a strong responsive and competitive economy by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth. The social role should seek to support strong, vibrant, and healthy communities by ensuring that a number and range of homes can be provided to meet the needs of present and future generation by fostering a well-designed and safe built environment. The environmental goal seeks to protect the natural and built environment and adapt to climate change, including moving to a low carbon economy. On sustainability the development should incorporate measures to ensure high standards of resource and energy efficiency and a reduction in carbon emissions.
- 7.3.13 The visual impact of the proposed scheme due to its topography and its prominence within Hanwood Park are both important considerations. The increased prominence of the built form along Cranford Rd/Hanwood Park Rd and existing and future road junctions would not just be local but would be apparent from a wider area. Whilst the initial proposed development responded poorly to the prevailing scale, design, and grain of the surroundings. Taking into account, the latest design policy considerations identified above, and the concerns and observations raised on the original submission, Taylor Wimpey have responded positively and co-operated by facilitating a series of one-to-one tailored themed design workshops with your planning officers to better understand the areas of concern. The revised proposals are seeking to make a positive contribution to the local townscape in terms of legibility, proportions, and materials. Particular



attention has been paid to the form, scale, elevations, and proportions of the individual buildings. All these aims are in concert with the Development Plan and the objectives for good design set out in the National Design Guide (NDG) and the NPPF. Several significant design amendment changes have been secured and these are summarised below.

#### **7.4 Changes secured to the Proposed Housing**

- 7.4.1 The original scheme involved the developer using standard house types which were both unattractive and unsuitable for the site in terms of their general appearance, layout, siting, form, and materials. They had not had the opportunity to be placed onto the site to provide cohesion or enhanced character being created. The amended plans presented to Committee for consideration have now introduced more variety and diversity leading to the provision of more attractive residential units and the creation of distinctive character areas.
- 7.4.2 Along the Cranford Road/Hanwood Park Road frontage and other routes within the site, the key street scenes have been deliberately enhanced and some of the original house types have been substituted with more attractively designed dwellings. Chimneys have been added to some of properties to act as a feature and break up larger roofscapes. The windows on the individual properties have also been varied in their style and general appearance, furthermore cills and lintels have been added. Each property would now also have different door styles and colours and improved styled entrance canopies and porches over their front entrances.
- 7.4.3 Turning to the issue of external surfacing materials, a greater diversity of attractive materials involving bricks, render, cladding, stone, and varied roofing materials would be provided and utilised through the scheme. The variation also involves changes to the eaves and gable frontages/features being provided.
- 7.4.4 The main street which runs in east – west direction within the site has been enhanced and made more formal by the creation of a tree-lined street and residential units have been placed to act as nodal points in order to add to the creation of a sense of place and a distinctive character area which would be further enhanced by the use of different but high -quality external surfacing materials.
- 7.4.5 In summary, throughout the scheme individual components of the development relevant design features have been introduced. Key plots now have their end vistas marked with chimneys and different entrance canopy styles and variation in front door styles and colours have also been provided. A range of a high-quality bricks and roofing materials marking the difference between and creating variety within the character areas agreed at the design workshops would be utilised. The use of improved quality but different materials on each component of the scheme has helped provide the diversity enhancement in the street scene and helped to produce distinctive neighbourhood character areas. The siting and design of attractive individual houses now form nodal areas providing focal points and project a cohesive high-quality identity. Well-designed homes tend to sustain their attractiveness over the long period.

## **7.5 Changes secured to the Original Proposed Apartment Blocks**

7.5.1 A three storied block containing 30 flats is proposed on the eastern corner of Cranford Road and Hanwood Park Road. The original proposal did not respond positively to the visual framework, this original block in view of its size, location, visual context, and materials in the form proposed would have appeared overly dominant and a harmful impact on openness, obliterating pleasant views enjoyed by passers-by, whether by foot, cycle or in cars with its monolithic appearance. The applicant's advisors had failed to produce any convincing evidence of how the proposed block would fit harmoniously into its surroundings. The development would essentially have introduced an intrusive form of development on what is essentially an important component in terms on design to the development of this site.

7.5.2 For the reasons above, the design and general appearance of this building has had to be fundamentally reviewed and the new design concept is now an attractively styled building with a domestic rather than providing a commercial experience, which is more successful in terms of the curved response to the future island location, the rhythm of the building and the use of features and materials to break up the massing of the building. Lightly framed glazed balconies have been introduced to improve the overall aesthetics and promote activity to these frontages including walk-out balconies to living areas. Large, feature chimneys have also been added to break up the roofscape for this building. The building would be finished in a classic material mix of ashlar render at ground floor with brick above, utilising feature brick projections and slate/lead colours to the roof/dormers. A native shrub mix, and hedgerow would surround the immediate frontage of this apartment building. It should be noted that the front of this building will have a new roundabout/junction provided. This revised apartment block is intended to mark a change in scale and provide a curved alignment to take advantage of a future 'roundabout at that junction. Whilst the massing of the building is articulated by a series of architectural features, balconies, and brick detailing.

7.5.3 In addition to above block of apartment the developers also originally proposed 4-storey blocks of apartments within the eastern part of the site. These have been removed at Officers request and their original location replaced with family housing. These apartments have been split into more domestic scaled separate buildings and these are sited on more suitable locations to act as nodal points and made more integral in the proposed development.

## **7.6 Other general design changes**

Turning to design changes, the proposed block paving has now been varied within the adoptable range of colours to distinguish the street typology and parking spaces. The boundary treatments have been enhanced as follows:

- Low stone walls at gateways into the site.
- Post and rail fencing to the Periphery.
- Estate style railings to the apartment block frontage on the Periphery.
- Ball-top picket fencing to pedestrian routes within the site.

- Brick walls on key corners and in the limited areas where garden boundaries meet the public domain.
- Landscaped frontages provided along the Main Street

## 7.7 Impact on Biodiversity/Landscaping Matters

- 7.7.1 The development has also offered an opportunity to enhance the site and provide opportunities for biodiversity improvements. A native shrub mix hedge is to be incorporated to the Cranford Road / Hanwood Park Road frontage following negotiations with applicants Landscape Consultant. The proposed shrub mix hedging is considered acceptable within the easement and would provide an attractive frontage with seasonal variety and wildlife interest. This area of landscaping is to be retained and maintained under the remit of the individual householders and controlled by covenant through the developer. Again, to improve biodiversity, hedgehog holes are to be incorporated into all close-board or similar fencing, to allow hedgehogs to forage among the gardens (which would have the added benefit of providing a measure of pest control). Bat and bird boxes/bricks are to be also incorporated into the scheme to provide enhanced roosting and nesting opportunities especially while the soft landscaping matures.
- 7.7.2 Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, Applicants and local planning authorities are encouraged to work with local highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users. The approved Green Infrastructure Strategy (pursuant to the outline) recognises the importance of integrating such proposals to produce a comprehensive well-designed scheme. Trees are an important component of a sustainable environment contributing significantly to the green infrastructure. The benefits trees bring to the locality are threefold: – trees enhance urban landscapes, softening environments, creating focal points, bring human scale and introduce colour, movement, life, and seasonal change. Ecological – trees, woodlands and hedgerows create habitats that help support a range of species, bringing wildlife into urban spaces and enabling it to move across the town. A tree is by far the most cost-effective option for providing a wide range of essential urban services: slowing winds channelled by buildings, filtering air pollution, hydrating and cooling air, providing shade to control the 'urban heat island' effect, intercepting rainfall, and evaporating ground water to reduce the load on surface water drainage and mitigate against the predicted effects of climate change. The objective should be to design a development that minimises harm and maximises benefits for biodiversity and geodiversity.
- 7.7.3 Ornamental semi – mature trees are to be added to rear gardens. it should also be noted that enhanced planting has also been provided along the shared rear boundary with the primary school to soften its impact. Hedgerow and tree species have been varied throughout the site to respond to feedback from the ecological consultee. The submitted revised details are considered acceptable and accord with Policy 19 of the Joint Core Strategy.

## 7.8 Impact on Neighbouring Amenity

Development proposals are expected to ensure there is no adverse impact on the amenity of neighbouring users. Paragraph 127 of the NPPF states that developments should create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. As a general rule, all residential properties with principal windows to habitable rooms facing the neighbouring property with principal windows are required to meet minimum back-to-back separation distances to offer suitable protection against privacy. The proposed layout has had regard to the space standards and achieves adequate separation distances. Overall heights have been reduced, particularly so for the flatted components. In the case of plots backing onto the school, the boundary at this edge has been softened and enhanced to improve visual amenities. This proposal has been designed to ensure that the amenity of future occupiers and of neighbouring properties would be adequately protected. The submitted revised details are considered acceptable and accord with Policy 8 of the Joint Core Strategy and the revised NPPF.

## 7.9 Transportation Issues, Pedestrian Safety and Sustainability Matters

- 7.9.1 Existing local policies seek to ensure that developments are located to maximise the use of sustainable modes of transport, that they minimise or mitigate impact on highway safety and ensure accessibility to all. The NPPF reinforces this approach and furthermore states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. It is noted that some of the other earlier reserved matters applications relating to access details within the site and nearby roads have already been approved. The Highway Authority have advised on this reserved matter submission on several separate occasions primarily to secure their adoption practices, but their ultimate conclusion is that there would be no unacceptable impacts on highway safety or residual cumulative impacts on the surrounding network **to prevent or frustrate** planning permission being granted in line with advice set out in the revised NPPF.
- 7.9.2 Separately through negotiations with the developer, planning officers have secured a shared pedestrian cycle path and a separate footpath link connecting R21 and R22 to deliver comprehensive sustainable objectives. Furthermore, the individual properties would electricity capacity built into them to enable electrical charging points to be provided. The revised proposals are acceptable in accordance with the principles set out in the approved Design Code, Policy 10 of the Adopted Joint Core Strategy, and the relevant national policies.

## 7.10 Flood Risk and Drainage

Policy 5 of the Joint Core Strategy Development states that development should contribute towards reducing the risk of flooding. The revised NPPF recognises that inappropriate development in areas of risk of flooding should be avoided. Where development is necessary it should be made safe for its lifetime without increasing flood risk elsewhere. The Environment Agency have raised no objections. On drainage matters, the Lead Local Flood Authority (LLFA) originally raised

concerns, the applicants responded with further information, no further response has been received to the amended details from the LLFA. There is an approved Strategic Drainage Strategy in place for the overall Hanwood Park development (with a number of attenuation ponds designed within open spaces and associated infrastructure and landscaping). No significant parcel specific measures are required in this case given the strategy being delivered.

## **8.0 Conclusion / Planning Balance**

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8.1 The vision for this development is to deliver a new neighbourhood which seamlessly merges with the existing East Kettering community as well as the wider garden community in a sustainable and biodiverse way. The revised changes help to achieve this, and the proposal is supported for the following reasons:

8.2. The principle of outline planning permission for residential development on Parcel R22 has already been established:

- The reserved matters details as revised seek to optimise site capacity through a design-led approach whilst 'enhancing local context by delivering buildings that positively respond to local distinctiveness through their layout, orientation, scale, appearance, materials, shape and minimising over engineered techniques
- The proposal would not adversely affect the amenity of existing and future residents
- Conditions are recommended to mitigate against any adverse impacts on the built and natural environment
- The proposal seeks to enhance on-site biodiversity

The development would not have a negative impact on the highway network or safety.

## **9.0 Recommendation**

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9.1 That planning permission is GRANTED for the reasons set out above subject to the following conditions:

## **10. Conditions**

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1. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interests of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

2. All external surfacing works (materials) and hard landscaping works to Parcel R22 shall be carried out, maintained, and implemented in accordance with drawings: 10060.03(E)- Materials Dispersion & 10060.13(E)-Surface Finishes

unless subsequently agreed between the local planning authority and developer by exchange of letter.

REASON: To promote and deliver the Council's design objectives in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and the aims and objectives of the revised National Planning Policy Framework.

3. All external and internal biodiversity works shall be carried out, maintained, and implemented in accordance with the submitted and approved details prior to occupation of each individual phase within parcel R22.

REASON: To promote and deliver the Council's biodiversity objectives in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy and the aims and objectives of the revised National Planning Policy Framework.

4. The approved landscaping scheme and boundary enhancement measures shall be implemented strictly in accordance with the approved details in the first available planting season after commencement of the development. Any trees planted in public areas which within a period of 10 years of planting die, are removed or become seriously damaged or diseased in the view of the Local Planning Authority, shall be replaced in the next available planting season with others of a similar size and species.

REASON: To reinforce and deliver important landscape features and promote and deliver the Council's environmental protection objectives in accordance with Policies 8 and 19 of the North Northamptonshire Joint Core Strategy and the aims and objectives of the revised National Planning Policy Framework.

5. Prior to commencement of the development hereby approved details of the siting, design and appearance of street lighting shall be submitted to the Local Planning Authority for approval in writing. The scheme thereafter shall be implemented in accordance with the approved details.

REASON: To promote and deliver the Council's design objectives in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and the aims and objectives of the revised National Planning Policy Framework.

6. Notwithstanding the previously approved Construction Environmental Management Plan at outline stage, prior to commencement of the development hereby approved a Construction Management Plan (CEMP) shall be submitted to the Local Planning Authority for approval in writing. The CEMP shall include and specify provision to be made for the following:

a) Overall strategy for managing environmental impacts which arise during construction

b) Measures to control the emission of dust and dirt during construction

c) Control of noise emanating from the site during the construction period

d) Hours of construction work for the development shall be limited as follows. All site preparation or construction activities involving driver operated machinery shall not take place between the hours of 18:00-08:00 Mondays to Fridays and 13:00-09:00 on Saturdays and no works shall take place on Sunday or Bank/Public Holidays. All other site preparation or construction related activities without driver operated machinery, shall not take place between the hours 18:00 and 07:00 Mondays to Fridays and 13:00 and 08:00 on Saturdays and no works shall take place on Sunday or Bank/Public Holidays and not at any other time or day

- e) Location, scale and appearance of contractors' compounds, materials storage, and other storage arrangements, for cranes and plant, equipment, and related temporary infrastructure
- f) Designation, layout and design of construction access and egress points
- g) Internal site circulation routes
- h) Directional signage (on and off site)
- i) Provision for emergency vehicles
- j) Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials
- k) Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period
- l) Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles on a daily basis
- m) Routing agreement for construction traffic
- n) Enclosure of phase or development parcel and the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; and
- o) Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works
- p) Delivery times (which for the avoidance of doubt shall be outside of pick-up and drop-off times of Hayfield Cross Primary School)
- q) A strategy for resolving and responding to any complaints received regarding construction activities

The scheme thereafter shall be implemented in accordance with the approved details.

REASON: To promote and deliver the Councils environmental protection objectives in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and the aims and objectives of the revised National Planning Policy Framework.

7. Within 12 months of the development hereby approved commencing, a written scheme setting out the arrangements and agreements for the future maintenance and management of the native shrub as a single continuous hedge and boundary treatment provided along Cranford Road/Hanwood Park Road to be retained in perpetuity shall be submitted to the Local Planning Authority and approved in writing. The scheme thereafter shall be implemented in accordance with the approved details.

REASON: To protect important landscape features and promote and deliver the Councils environmental protection objectives in accordance with Policies 8 and 19 of the North Northamptonshire Joint Core Strategy and the aims and objectives of the revised National Planning Policy Framework.

8. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order 2015 or any Order amending, revoking and/or re-enacting that Order, with or without modification. No extension or alterations relating to Class A, B, C & E of Part 1 of Schedule 2 or Part 2 Class A of Schedule 2 shall be erected without the prior written consent of the Local Planning Authority.

REASON: To secure the satisfactory development of the site, protect residential amenity and comply with the aims and objectives of the NPPF.

## 11 Informatives

11.1 In accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015, Article 35(2). The proposed development as submitted was not acceptable, so the Local Planning Authority acted positively and proactively by securing the submission of revised plans and additional information, which addressed the original concerns. There were certain aspects where additional details needed to be agreed and specific safeguards needed to be put into place. The Local Planning Authority also acted proactively by attaching planning conditions which can adequately address such matters and as such planning permission/consent is granted

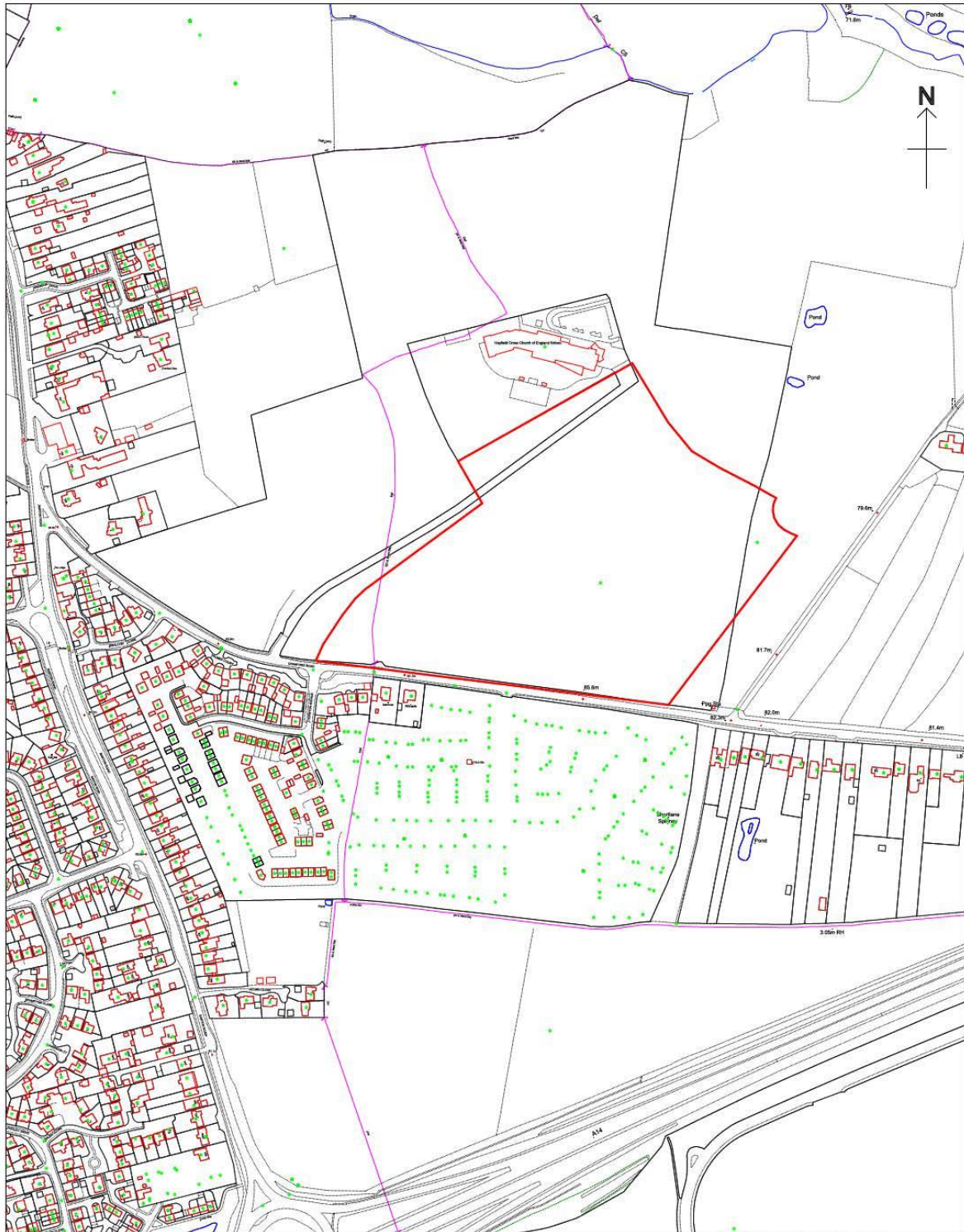
### 11.2 List of plans

Title	Agent's Ref	Received Date	Status
Location plan	BBD044_001_R22	20/03/20	Approved
Planning Layout	10060-02G	22/02/22	Approved
Masterplan	10035-02.1E	22/02/22	Approved
Materials Dispersion Plan	10060-03E	22/02/22	Approved
Refuse Strategy Plan	10060-07E	22/02/22	Approved
Boundary Treatments/Ecology Plan	10060-12C	22/02/22	Approved
Surfaces Materials Plan	10060-13E	22/02/22	Approved
Storey Heights Plan	10060-14E	22/02/22	Approved
Character Zone Plan	10060-18E	22/02/22	Approved
Soft Landscape Proposals 1 of 8	P21-0590-01D	22/02/22	Approved
Soft Landscape Proposals 2 of 8	P21-0590-02D	22/02/22	Approved
Soft Landscape Proposals 3 of 8	P21-0590-03D	22/02/22	Approved
Soft Landscape Proposals 4 of 8	P21-0590-04D	22/02/22	Approved
Soft Landscape Proposals 5 of 8	P21-0590-05D	22/02/22	Approved
Soft Landscape Proposals 6 of 8	P21-0590-06D	22/02/22	Approved
Soft Landscape Proposals 7 of 8	P21-0590-07D	22/02/22	Approved
Soft Landscape Proposals 8 of 8	P21-0590-08D	22/02/22	Approved
Landscape Composite Plan	P21-0590-09D	22/02/22	Approved
Landscape Management Plan	P21-0590-LMP Rev A	07/02/22	Approved
Typical Tree Pit Details	P21-0590-10	06/10/21	Approved
Garages	10060-18	06/10/21	Approved
Bin/Refuse Elevations & Floor Plans	10060-07.1	06/10/21	Approved
1800 Close Board Fence Detail	STD/BOUND/06.2.1	06/10/21	Approved
Estate Style Railings Detail	STD/BOUND/23.2	06/10/21	Approved
1200 Ball Top Fence	STD/BOUND/25.1	06/10/21	Approved
1500 Ball Top Fence	STD/BOUND/25.2	06/10/21	Approved
1200 Post & 3 Rail Fencing Detail	STD/BOUND/03.1	06/10/21	Approved
1800 Screen Wall Detail	STD/BOUND/31.2	06/10/21	Approved
Energy Statement	01-Sep-21 Rev A	06/10/21	Approved
Noise Assessment	332210122/3003 Rev3	07/02/22	Approved
Highways General Arrangement	20192-410D	22/02/22	Approved
External Levels	20192-420C	22/02/22	Approved
Drainage Layout Whole Site	20192-425C	22/02/22	Approved
Drainage Layout 1 of 2	20192-426C	22/02/22	Approved
Drainage Layout 2 of 2	20192-427C	22/02/22	Approved
Drainage Area Plan 1 of 2	20192-430C	22/02/22	Approved



Drainage Area Plan 2 of 2	20192-431C	22/02/22	Approved
Flood Route Plan 1 of 2	20192-435C	22/02/22	Approved
Flood Route Plan 2 of 2	20192-436C	22/02/22	Approved
Site Sections 1 of 3	20192-440C	22/02/22	Approved
Site Sections 2 of 3	20192-441C	22/02/22	Approved
Site Sections 3 of 3	20192-442C	22/02/22	Approved
Refuse Vehicle Swept Path 1 of 4	20192-450C	22/02/22	Approved
Refuse Vehicle Swept Path 2 of 4	20192-451C	22/02/22	Approved
Refuse Vehicle Swept Path 3 of 4	20192-452C	22/02/22	Approved
Refuse Vehicle Swept Path 4 of 4	20192-453C	22/02/22	Approved
Part M Access Strategy	20192-480C	22/02/22	Approved
Causeway Foul Network 1 of 2	20192 FW NET1.PFD	07/02/22	Approved
Causeway Foul Network 2 of 2	20192 FW NET2.PFD	07/02/22	Approved
Causeway Storm Network 1 of 2	20192 SW NET1.PFD	22/02/22	Approved
Causeway Storm Network 2 of 2	20192 SW NET2.PFD	22/02/22	Approved
S278 Works General Arrangement	22405-202E	07/02/22	Approved
House Type – Ashenford Eaves Front	NA20/R22/PL3B	07/02/22	Approved
House Type – Ashenford Gable Front Feature	NA20/R22/PL3.1A	06/10/21	Approved
House Type – Benford Eaves Front	NA30/R22/PL3A	06/10/21	Approved
House Type – Benford Gable Front Feature	NA30/R22/PL3.1A	06/10/21	Approved
House Type – Benford Gable Front	NA30/R22/PL3.2A	06/10/21	Approved
House Type – Byford Eaves Front	NA32/R22/PL1A	06/10/21	Approved
House Type – Byford Gable Front Feature	NA32/R22/PL1.1A	06/10/21	Approved
House Type – Byford Eaves Front	NA32/R22/PL2A	06/10/21	Approved
House Type – Byford Eaves Front	NA32/R22/PL2.1A	06/10/21	Approved
House Type – Byford Gable Front	NA32/R22/PL3A	06/10/21	Approved
House Type – Byford Gable Front	NA32/R22/PL3.1B	07/02/22	Approved
House Type – Byford Eaves Front	NA32/R22/PL3.2A	06/10/21	Approved
House Type – Byford Eaves Front	NA32/R22/PL3.3A	06/10/21	Approved
House Type – Byford Eaves Front	NA32/R22/PL3.4A	06/10/21	Approved
House Type – D1402 Eaves Front	D1402/R22/PL1A	06/10/21	Approved
House Type – Manford Eaves Front	NA44/R22/PL1A	06/10/21	Approved
House Type – Manford Eaves Front	NA44/R22/PL2A	06/10/21	Approved
House Type – Manford Eaves Front	NA44/R22/PL3A	06/10/21	Approved
House Type – Marford Gable Front	NA45V1/R22/PL1A	06/10/21	Approved
House Type – Marford Gable Front	NA45V2/R22/PL1A	06/10/21	Approved
House Type – Marford Hipped	NA45V3/R22/PL1A	06/10/21	Approved
House Type – Marford Eaves Front	NA45V4/R22/PL1A	06/10/21	Approved
House Type – Marford Eaves Front	D1564/R22/PL1.4A	06/10/21	Approved
House Type – Marford Eaves Front	NA45V4/R22/PL2A	06/10/21	Approved
House Type – Marford Eaves Front	NA45V4/R22/PL2.1A	06/10/21	Approved
House Type – Marford Eaves Front	NA45V4/R22/PL3A	06/10/21	Approved
House Type – Kingdale Eaves Front	NT31/R22/PL2A	06/10/21	Approved
House Type – Kingdale Eaves Front	NT31/R22/PL2.1A	06/10/21	Approved
House Type – Kingdale Eaves Front	NT31/R22/PL3A	06/10/21	Approved
House Type – Kingdale Eaves Front	NT31/R22/PL3.2A	06/10/21	Approved
House Type – Kingdale Eaves Front	NT31/R22/PL3.3B	07/02/22	Approved
House Type – Kingdale Eaves Front	NT31/R22/PL3.4A	06/10/21	Approved
House Type – Apartments Plots 187-198	10060-APTS1-19B	06/10/21	Approved
House Type – Apartments Plots 187-198	10060-APTS1-19A	06/10/21	Approved
House Type – Apartments Plots 321-350	10060-APTS2-19B	06/10/21	Approved
Arboricultural impact assessment	19-2218-V4	20/03/20	For Information

Ecological construction management plan	19-2131-V3	20/03/20	For Information
Covering letter	1224.L03	07/02/22	For Information
Planning Submission Register	10060	07/02/22	For Information
Planning Submission Register (Houses)	10060	07/02/22	For Information
Compliance Statement			For Information
Street Scenes – Periphery	10060-05.1A	06/10/21	For Information
Street Scenes – Main Street	10060-05.2A	06/10/21	For Information
Street Scenes – Neighbourhood	10060-05.2A	06/10/21	For Information
Highways & Drainage Technical Note	210305 Rev A	07/02/22	For Information



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<p>Date: 23:02:22</p>	<p>Scale: 1:5000</p>	