

## North Northamptonshire Area Planning (Kettering) Committee

31/03/2022

<b>Application Reference</b>	<b>NK/2021/0237</b>
<b>Case Officer</b>	<b>Nicola Wheatcroft</b>
<b>Location</b>	<b>Buxton Drive (land off), Desborough</b>
<b>Development</b>	<b>Approval of Reserved Matters: Appearance, landscaping, layout and scale in respect of KET/2017/1019, development of up to 135 no. dwellings</b>
<b>Applicant</b>	<b>A Bamber &amp; M Bates Central England Co-operative Ltd &amp; HBH Developments Ltd</b>
<b>Agent</b>	<b>Carl Stott Nineteen47</b>
<b>Ward</b>	<b>Desborough Loatland</b>
<b>Overall Expiry Date</b>	<b>24/06/2021</b>
<b>Agreed Extension of Time</b>	

All plans and documents can be viewed using the application reference number at <https://www.kettering.gov.uk/planningApplication/search>

### **Scheme of Delegation**

This application is brought to committee because there are unresolved, material objections to the proposal.

#### **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 The Approval of Reserved Matters is sought for the appearance, landscaping, layout and scale in respect of application KET/2017/1019 for the development of 135 no. dwellings. Outline permission was granted in January 2020 subject to 27 conditions. Condition 4 requires the development to be carried in accordance with a parameters plan.

- 2.2 The layout is based on the approved parameters plan with two road loops which link into the existing road network via Buxton Drive and Eyam Close. The internal road network leads onto smaller shared surfaces around the periphery of the site. The layout is based on perimeter blocks with dwellings facing the highways and public areas.
- 2.3 The central hedge running north to south forms an ecological area and informal area of open space with a pedestrian route running through it. Informal pedestrian routes are also proposed running along the southern boundary. A play area is proposed in the south eastern corner of the site adjacent to a small 'orchard' area. An area of open space is also proposed in the centre of the eastern parcel.
- 2.4 The proposed dwellings are predominantly two storey houses with a mix of detached, semi-detached, and terraced units. Along the western boundary near the existing dwellings are a row of bungalows. The dwellings are standard house types with pitched roofs, tiled roofs, and brick elevations.
- 2.5 The application has been revised following comments from the Highway Engineer, LLFA and Crime Prevention Design Officer. Any additional comments will be reported at the meeting.
- 2.6 The application also seeks the discharge of the following conditions in relation to outline permission KET/2017/1019:
- Condition 8- Newt licence
  - Condition 18- Biodiversity Survey and Report
  - Condition 24- Refuse and recycling storage and collection points
  - Condition 27- Compliance with Part M of the Building Regulations
- 2.7 Outline permission was granted for application KET/2017/1019 on the basis that a Sustainable Drainage System (SUDS) would be implemented to deal with the surface water drainage. Condition 9 requires the submission of a detailed surface water drainage scheme (and subsequent implementation) based the approved Flood Risk Assessment that accompanied the outline application. Condition 4 requires that the development is carried out in accordance with the parameter plan. The applicants now state that SUDS will not be possible on the site because of difficulties over access to public sewers. The scheme has subsequently been revised to provide a mechanical drainage system.
- 2.8 A separate S.73 planning application (ref: NK/2021/0230) has been submitted to vary conditions 4 and 9. A further change to the parameter plan is the removal of footpath link from Elton Close into the north of the eastern part of the site because of difficulties over land ownership.

### **3. Site Description**

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- 3.1 The application site is located to the west of Desborough and consists of two fields (measuring 4.96ha). The site is bordered on the north and east by existing residential development, to the north is housing off Buxton Drive, Ashbourne Drive and Matlock Way. To the east is housing accessed off Harrington Road. The southern boundary to the site is hedgerow and trees, after which is open

countryside. To the west the boundary is a hedgerow and trees beyond which is Green Lane and open countryside.

- 3.2 The two fields are separated by a hedge and mature trees which run broadly north to south. In the smaller western field is a pond which the application seeks to retain. This field is bordered by bungalows on Bleaklow Close, Buxton Drive, Grindleford Close and dwellings on Eyam Close.
- 3.3 The larger eastern field is roughly square shaped, with dwellings on Elton Close, Upper Dane, Green Crescent and Carriage Close to the northern and eastern edge of the application site.

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

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- 4.1 KET/2017/1019 Outline application for Development of up to 135 no. dwellings with means of access considered, outline consent was granted in March 2019 subject to a total of 24 conditions.
- 4.2 NK/2021/0230 Variation of condition 4 in respect of approved Parameters Plan and condition 9 in respect of surface water drainage system of application KET/2017/1019, the application is still under consideration.

#### **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 comments received.

- 5.2 Neighbours / Responses to Publicity  
3 number of letters have been received. The issues raised are summarised below:
- Inadequate parking for the number of houses proposed
  - Buxton Drive and Eyam Close don't provide sufficient access points for the number of proposed properties. Elton Close needs to be used to spread traffic and get people to their properties more efficiently
  - Existing 'affordable' housing on the estate currently attracts frequent Police attention. Can you confirm the type of 'affordable' housing that you are proposing?
  - Desborough is not able to sustain its current population. Entertainment, amenities, work, and supplies are generally sourced outside of the immediate area. 135 extra homes could add 300 people and 200 cars to the town - will the infrastructure cope?
  - lack of accountability for the drainage and ecology of the area, my property floods at every significant rainfall. I believe that this will be made worse
  - I also feel that the ecological aspect has not been fully assessed
  - This development will effectively block all-natural light to my property for the bulk of the day

- 5.3 Local Highway Authority (LHA)  
Requested more information on vehicle racking, footway width and drainage, junction and access visibility, location of trees and dropped kerbs, surface water drainage, garage, and driveway sizes. This information has been provided and updated comments from the Highway Engineer are awaited.
- 5.4 Environmental Protection  
No comments to make.
- 5.5 Nature Space (Ecology)  
Comfortable that the Habitats Regulations are satisfied. Also satisfied that conditions 8 and 18 of outline permission KET/2017/1019 can be discharged.
- 5.5 Lead Local Flood Authority (LLFA)  
Confirmed that sufficient information available in the submitted surface water drainage information to address any concerns and no objection is raised.
- 5.6 Northamptonshire Police  
Made detailed comments about the layout and potential secure design issues. Revised plans have been submitted and Northants Police reconsulted and revised comments are awaited.
- 5.7 Sport England  
New housing will generate more demand for sport. New and/or improved sports facilities should be secured and delivered if existing facilities do not have the capacity to absorb the extra demand.

## **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.
- 6.2 National Policy  
National Planning Policy Framework (NPPF) (2021)  
Policy 2 – Achieving Sustainable Development  
Policy 5 – Delivering a Sufficient Supply of Homes  
Policy 8 – Promoting Healthy and Safe Communities  
Policy 9 – Promoting Sustainable Transport  
Policy 12 – Achieving well-designed Places  
Policy 15 – Conserving and Enhancing the Natural Environment  
National Planning Practice Guidance (NPPG)  
National Design Guide (NDG) (2019)
- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)  
Policy 1 – Presumption in favour of Sustainable Development  
Policy 2 – Historic Environment  
Policy 3 – Landscape Character  
Policy 4 – Biodiversity and Geodiversity  
Policy 5 – Water Resources, Environment and Flood Risk Management

- Policy 7 – Community Services and Facilities
- Policy 8 – North Northamptonshire Place Shaping Principles
- Policy 9 – Sustainable Buildings and Allowable Solutions
- Policy 10 – Provision of Infrastructure
- Policy 11 – Network of Urban and Rural Areas
- Policy 15 – Well connected Towns, Villages and Neighbourhoods
- Policy 19 – Green Infrastructure
- Policy 28 – Housing Requirements
- Policy 29 – Distribution of New Homes
- Policy 30 – Housing Mix and Tenure

- 6.4 Site Specific Part 2 Local Plan  
 LOC1 Settlement Boundaries  
 DES4 Land off Buxton Drive and Eyam Close

## 7. Evaluation

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The key issues for consideration are:

- Principle of Development
- Visual Impact
- Impact on Neighbouring Amenity
- Highway Matters
- Flood Risk and Drainage
- Ecology
- Landscaping

### 7.1 Principle of Development

- 7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan consists of the North Northamptonshire Joint Core Strategy (JCS) and the Site-Specific Part 2 Local Plan (SSP2).
- 7.1.2 The principle of residential development has been established through the approval of the outline application in 2019.
- 7.1.3 Policy DES4 of the SSP2 identifies the whole site as a housing site for 135 dwellings as a logical extension of the built form of the west of Desborough and will help to deliver housing growth for Desborough. Outline permission was granted in 2019 under application KET/2017/1019 and the current proposal is submitted pursuant to the grant of outline permission. As such the principle of residential development on the site has been established, subject to the resolution of detailed matters.

### 7.2 Visual Impact

- 7.2.1 Section 12 of the NPPF requires development to be of a good design, which adds to the overall quality of an area over the lifetime of the development. Development should be visually attractive and sympathetic to local character and history, establishing or maintaining a strong sense of place, whilst optimising the potential

of the site to accommodate and sustain an appropriate amount and mix of development.

- 7.2.2 Policy 8 of the JCS states that new development should be of a high quality of design which responds to the sites immediate and wider context; responds to the environmental character of the area; designs out crime and reduces the fear of crime. Policy 3 of the JCS states that new development should conserve and where possible enhance local landscape character and qualities; make provision for the retention and where possible enhancement of features of landscape importance; protect the landscape setting and contribute to maintaining individual and distinct character and separate identities of settlements by preventing coalescence. Policy DES4 of the SSLP requires that development proposals should demonstrate that the design and character reflect that of the surrounding area whilst providing no harm to the local vernacular
- 7.2.3 The proposed layout reflects the illustrative layout and parameter plan which supported the outline application. There are some differences namely alterations to the drainage by the removal of the sustainable drainage system (SUDS) and introduction of mechanical drainage system, and the relocation of the play area as a result. The drainage provision for the site is discussed in more detail later in the report. Aside from those changes, the layout is broadly in line with parameter plan in terms of the road layout and location of housing. Concern was initially raised about the formality of the layout particularly with regard to the use of straight linear roads which failed to reflect the sites' semi-rural location. The revised scheme has introduced a few 'curves' to the road layout thereby softening the layout of the eastern part of the site which now appears less rigid and more appropriate for its location. The proposed layout is not dissimilar from the adjacent housing to the east of the site.
- 7.2.5 The play area was originally located within the north eastern part of the site; at reserved matters stage it has relocated on the south eastern corner of the site. The more northerly location is generally considered to be a preferable location because it is more central and would allow more children to access the facilities. However, this area would remain an area of open space with no built development on it available for informal recreation. Full details of the play equipment are the subject of a condition attached to the outline consent and will be supplied in due course. A pedestrian route is proposed along the southern boundary which will provide a link to the play area from the west of the site. No details have been supplied on the width and surfacing of the path and a condition is proposed requiring the submission of details at a later stage.
- 7.2.6 The proposed houses mostly front the highway, plots 112-115 which have been re-orientated through revised plans to address the landscaped boundary along the western boundary of the site. The housing has also been arranged to overlook the ecological area within the centre of the site which ensures surveillance for the users of the footpath and surrounding area. The open outlook will also be of benefit to the residents of the nearby houses. The scheme will consequently have a robust layout which respects development plan policy and the guidance in the National Design Guide.

- 7.2.7 The proposed housing provides a mix of dwelling types from 1 and 2 bedroom houses through to 4 bedroom detached houses and bungalows. This should help to provide a balanced community which links in with the neighbouring residential development and the character of Desborough overall. The outline permission was subject to a Section 106 legal agreement which will ensure the provision of 30% affordable housing throughout the site.
- 7.2.8 The proposed dwellings are generally two storey houses with some bungalows located along the north western boundary, with no two and a half and three storey houses. This ensures that the overall height of the development is kept as low as possible and is not unduly intrusive adjacent to the open countryside. The form and design of the proposed dwellings reflects the adjacent built development with a traditional style of housing with pitched roofs, brick and render elevations. There is also an opportunity to link the proposed dwellings.
- 7.2.9 The views of Northants Police (Secured by Design Advisor) have also been taken into account through the amendments that have been made to the plans. These have constituted relatively minor changes in the interests of promoting a high-quality secure development upon the site including the introduction of railings to the plots facing the western boundary and the addition of window and railings to plot 120. Final comments from on Secured by Design Officer are awaited.
- 7.2.10 The proposal will respect the visual amenity and character of the surrounding residential and rural areas. As such the proposal accords with Section 12 of the NPPF, policies 3 and 8 of the JCS and Policy DES4 of the SSLP.

### **7.3 Impact on Neighbouring Amenity**

- 7.3.1 Policy 8 of the JCS requires that development does not result in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area by reason of noise, vibration, pollution, loss of light or overlooking. Policy DES4 of the SSP2LP states that there should not be a loss of amenity of neighbouring properties on Buxton Drive, Grindleford Close, Elton Close, Upper Dane and Green Crescent. Section 12 of the NPPF requires Local Planning Authorities to seek a high standard of amenity for all existing and future occupants of land and buildings.
- 7.3.2 The proposed development abuts existing properties along the north and east boundaries of the site. There will be separation distances of at least 22m between the rear elevations of the proposed and existing houses, also a distance of at least 14m from rear to flank elevations. This will ensure that there is no loss of privacy to the neighbouring houses from overlooking or an overbearing impact. Thereby meeting the requirements of Policy DES4 of the SSP2LP.
- 7.3.3 In the north west corner of the site, the adjacent properties in Bleaklow and Grindleford Closes are bungalows. To protect the amenity of the residents a condition (no.17) was attached to the outline permission to ensure that all neighbouring properties were bungalows. The proposal is in line with condition 17 plots 120-135 along the northern boundary of the site will be bungalows. As a result, it is considered that the amenity of the nearby properties will be protected from any loss of privacy or overbearing effect.

- 7.3.4 Boundary treatment that is properly designed and located can help to protect residential amenity in new and existing residential developments. The broad location of the boundaries is considered acceptable, however condition 22 of the outline permission requires the submission of details prior to any development above slab level. So, the details of the boundary treatment will be fully considered at a later stage.
- 7.3.4 Within the development, the layout meets the minimum separation distances referred to above. This ensures that there will be no loss of privacy from window to window overlooking or overbearing impact. As a consequence, it is considered that the proposed development would not have an adverse impact on the residential amenity of nearby existing residents, or future residents of the site. As a result, the application is considered to be in accordance with the NPPF, Policy DES4 of the SSP2LP and Policy 8 of the JCS.

## 7.4 Highways

- 7.4.1 Policy 8 of the JCS requires development to make safe and pleasant streets by integrating into the wider settlement and existing movement networks, prioritising the needs of pedestrians, cyclists, and public transport users, ensuring a satisfactory means of access and provision for parking, serving, and manoeuvring in accordance with adopted standards. Policy DES4 requires any development to create a strong incident-robust highway network by creating a loop for vehicular traffic through access points off Buxton Drive and Eyam Close. The National Design Guide states that well-designed parking is attractive, well landscaped and sensitively integrated into the built form so that it does not dominate the development or the street scene
- 7.4.2 The outline permission (KET/2017/1019) established that the impact on the local and wider road network of an additional 135 dwellings in highway terms was acceptable. An increase traffic using some of the local roads was considered by the Local Highways Authority (LHA) to be within acceptable levels. The LHA assessed the scheme and raised a number of concerns, the scheme has subsequently been amended on a number of occasions. The current proposal provides details of the proposed road and footpath layout, visibility splays and parking provision. On plot parking is provided together with on street visitor parking, these appear to accord with LHAs parking standards. However, final comments on the acceptability of the highway's information is awaited and any update will be reported at the Committee meeting.

## 7.5. Flood Risk and Drainage

- 7.5.1 Policy 5 of the JCS seeks development to reduce flood risk; and contribute toward flood risk management and be designed to incorporate Sustainable Drainage Systems (SDS) from the start of the development. Policy DES4 requires proposals to include a Surface Water Drainage Assessment to demonstrate that SDS are being used to ensure that the development is safe and does not increase flood risk to any adjacent land. This approach is consistent with Section 14 of the NPPF, which says that proposals should not result in an increased chance of flooding on site or elsewhere.



- 7.5.2 The site is located entirely within Flood Zone 1, the lowest area of flood risk. Due to its size (4.96 hectares) a Strategic Flood Risk Assessment was required at outline stage and a Sustainable Drainage Statement was also submitted with the application. The Lead Local Flood Authority (LLFA) had no objection subject to the inclusion of planning conditions requiring i) the submission of a Surface Water Drainage Scheme for the site ii) scheme for the maintenance and upkeep of the Surface Water Drainage system for the site; and iii) the submission of a Verification Report for the installed Surface Water Drainage. Anglian Water confirmed that there was capacity for both wastewater and sewerage from this development.
- 7.5.3 Paragraph 169 of the NPPF states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. This is echoed in Policies DES4 of the SSP2LP and 5 of the JCS. Sustainable drainage systems (SDS) are designed to manage stormwater locally, to mimic natural drainage and encourage its infiltration and attenuation. This results in an effective and natural drainage system within open and often attractive landscaped areas which have benefits to the local environment and community.
- 7.5.4 The applicants have amended the proposed drainage system as it is now not possible to discharge surface water by infiltration. There are also problems with discharging surface water into the watercourse due to ownership issues. As a result, SDS is not possible on this site. An alternative drainage system based mechanical drainage using a pump-based system is now proposed. Elements of SDS will be incorporated where possible including the use permeable paving and swales. This will deal adequately with the surface water drainage helping to reduce the possibility of flooding. There have been discussions between the applicants and the LLFA and following the submission of additional information and clarification the LLFA have confirmed that there is no objection to the scheme. As a result, whilst the preference would have been for a SDS, the proposed drainage scheme is considered acceptable and will help to mitigate flood risk.

## **7.6 Ecology**

- 7.6.1 The Local Planning Authority has a duty under the Conservation of Habitats and Species Regulations 2010, the EU Habitats Directive and the Natural Environment and Rural Communities Act 2006 to take into account protected species when determining planning applications. Section 15 of the NPPF requires decisions to protect sites of biodiversity value and minimise impacts on and provide net gains for biodiversity. Policy 4 of the JCS states that a net gain in biodiversity will be sought when considering planning applications. Policy DES4 seeks the provision of an area of Local Green Space through the centre of the site for mitigation purposes which may enhance biodiversity
- 7.6.2 The application site located on the outskirts of Desborough partially within the open countryside has the potential of a number of protected species and habitats of ecological value. Outline planning permission was granted subject to a condition requiring the submission of an Amphibian and Reptile Mitigation Strategy to accompany any reserved matters application. A scheme of exclusion fencing, trapping and translocation, habitat clearance then new habitat creation and

enhancement is proposed. These details are considered acceptable by the Councils Ecological Officer and as such condition 18 of outline application KET/2017/1019 can be considered as having been approved and discharged subject to the development being carried out in accordance with these details.

- 7.6.3 Condition 8 of the outline permission requires the submission of details to demonstrate that Great Crested Newts will be protected during construction of residential development. Details of the Newt Licence issued by Natural England have been submitted and it is considered that this satisfies the requirements of Condition 8 of application KET/2019/1019. And Great Crested Newts will be fully protected during construction and any alterations to their habitat through the licence process.
- 7.6.4 An area of informal open space is located within the centre; this will provide an area for walks and recreation as well as opportunities for ecological enhancement. A Landscape and Ecological Management plan will need to be submitted prior to the commencement of any development under Condition 19 of the outline permission to give the details in relation to this matter.
- 7.6.5 The proposed scheme provides areas for habitat creation and biodiversity enhancement which is in line with Policy DES4 of the SSP2LP, Policy 4 of the JCS and Section 15 of the NPPF.

## **7.7 Landscaping**

- 7.7.1 Policy 3 of the JCS states that development should be located and designed in a way that is sensitive to its landscape setting, providing landscaping mitigation and enhancing the character and quality.
- 7.7.2 The use of good quality landscaping and planting will help to reflect the rural character of the area. There are a number of different open spaces across the site each fulfilling a slightly different function. An ecological area is located through the centre of the site following the existing hedge line. This area will have significant value for the residents as discussed above as well as enhancing biodiversity in the area. A play area will be located in the south eastern corner of the site to provide play facilities for residents as well as open space in an area identified as the Orchard. Underneath the play area will be located the storage tank as part of the surface water drainage system. To the north is an area called the Green which provides informal open space for recreation, dog walking etc. The western boundary has trees with informal landscaping and a pedestrian route to link with Green Lane. This is an informal area of open space for walking and exercising that will link to the existing bridleway along Green Lane. Finally, a route is proposed along the southern boundary adjacent to the boundary hedge. This will be an informal direct footpath linking the east and west of the site. It is a surveilled path from the adjacent houses, but further information is required on the exact route, the width and surfacing which can be controlled through a condition. The proposed layout therefore provides a range of different open space areas for the new (and existing) residents to utilise which relates to the rural location and landscape setting of the site in line with Policy 3 of the JCS.

7.7.3 The details of the landscaping scheme are the subject of condition 20 of the outline permission which requires the submission of hard and soft landscaping scheme prior to first occupation of the housing. The current submission shows the quantum and location of the main areas of open space which is considered acceptable in principle in line with Policy 3 of the JCS.

## **8. Other Matters**

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8.1 The principle of residential development on the site was established through the grant of outline planning permission. A number of matters such as archaeology, contamination and landscaping are the subject of conditions attached to the outline consent. These conditions will need the submission of further information and to be discharged prior to work commencing (or the appropriate trigger).

8.2 The application also relates to the discharge of conditions 8, 18, 24 and 27 of outline planning permission.

- Condition 8 - Newt licence, details of the newt licence submitted to Natural England have been provided and this condition can be treated as having been complied with.
- Condition 18 - Biodiversity Survey and Report; the details submitted are acceptable and this condition can be treated as having been complied with.
- Condition 24 - Refuse and recycling storage and collection points, the details appear acceptable however comments from Environmental Care are awaited and an update provided at the Committee meeting.
- Condition 27- Compliance with Part M of the Building Regulations, details have been supplied and are acceptable and this condition can be treated as having been complied with.

8.3 Sport England have requested a new and/or improved sports facilities should be secured and delivered if existing facilities do not have the capacity to absorb the extra demand. This issue was fully considered as part of the outline application and is not a matter at Reserved Matters stage.

## **9. Conclusion / Planning Balance**

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9.1 The proposal respects the character and appearance of the site's surrounding, the residential amenities of the area and highway safety in compliance with Development Plan policies and guidance contained within the National Planning Policy Framework. The proposal does not include a sustainable drainage system which is always the preferred method of dealing with surface water drainage. However, a mechanical drainage system is considered acceptable by the LLFA and as the scheme is acceptable in all other aspects and meets the principal requirements of Policy DES4 of the SSP2LP and Policies 3, 5 and 8 of the JCS then no objection is raised on this matter.

## **10. Recommendation**

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10.1 That reserved matters consent is granted.

## 11. Conditions

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1. No development above slab level shall commence until details of the footpath along the southern boundary of the site has been submitted to and approved by the Local Planning Authority, the details shall include the exact route in relation to the adjacent houses, the width and surfacing of the path. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenities of the area in line with Policy 8 of the Joint Core Strategy.

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

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

3. No development shall commence above slab level until a lighting scheme has been submitted to and approved by the Local Planning Authority. The lighting scheme shall include both adopted and unadopted areas (private drives) and shall include the details of the lights with a lux plan to show any lighting spillage. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the amenity of the area and to protect local wildlife in line with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

4. The dwellings hereby permitted shall not be occupied until details of the appearance and internal arrangement of the garden sheds has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenities of the area and to assess the cycle storage facilities, in line with Policy 8 of the North Northamptonshire Joint Core Strategy.

## 12. Informatives

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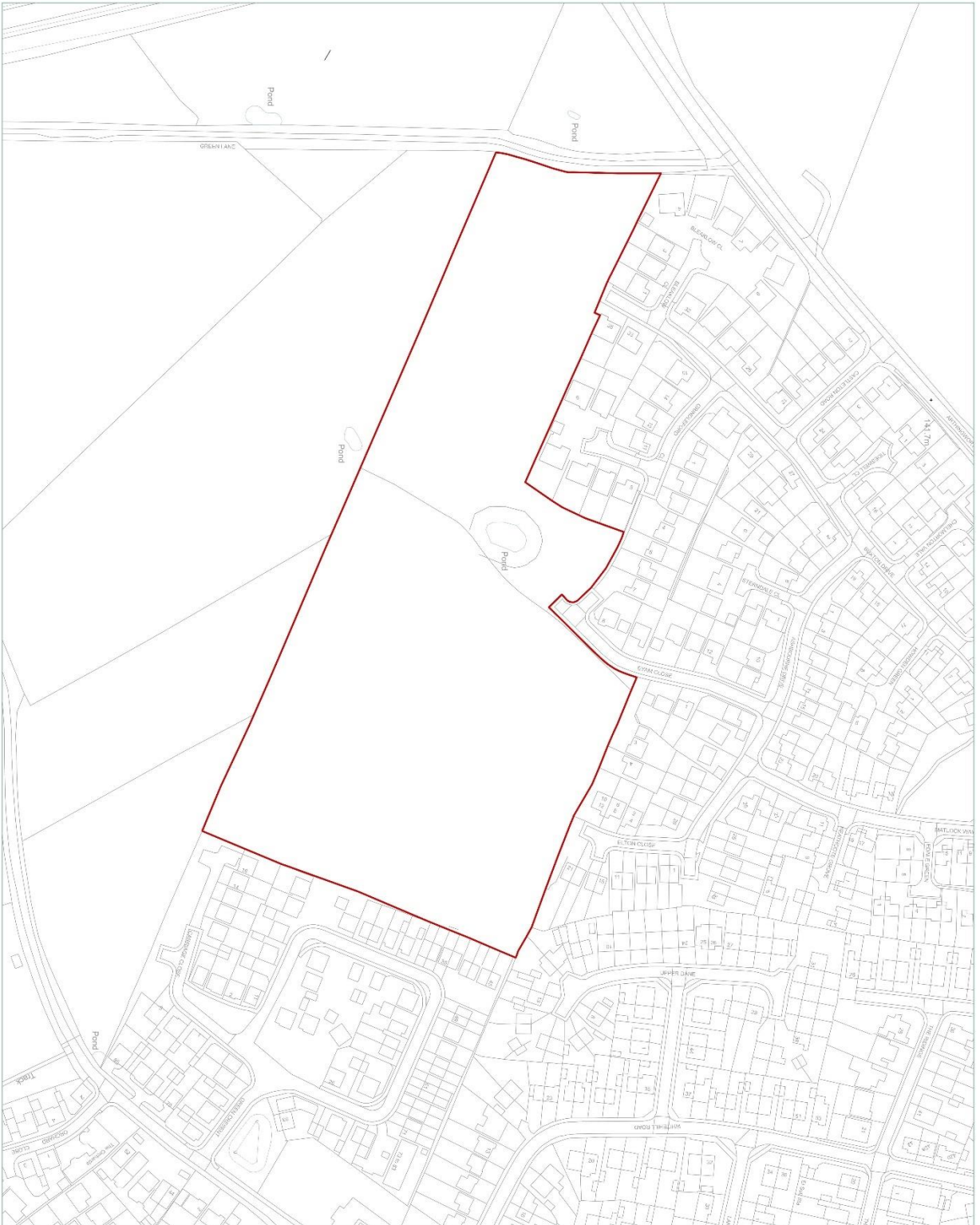
Positive/Proactive - amendments

List of plans

The plans and documents, some of which may have been subsequently referenced by the LPA, are set out below and form the basis for this decision:

Title	NK Ref.	Agent's Ref	Received Date
Location plan		n1397_001A	16/03/21
Large 4-axle refuse vehicle (11.3m long) entering/exiting site		AHDESBOROUGH. 1_TK01A	16/03/21
Medium wheelbase fire tender entering/exiting site		AHDESBOROUGH. 1_TK02A	16/03/21
(Tarmac construction) private drive		G-SD-521-B	16/03/21
(Tarmac construction) shard drive		G-SD-523-A	16/03/21

(Tarmac construction) shared parking and access		G-SD-525	16/03/21
Tree constraints plan		10749.TCP.01 East	16/03/21
Tree constraints plan		10749.TCP.01 West	16/03/21
Design & Access Statement	NK/2021/0237/1		25/03/21
Cover letter		DESB_3_Planning_L003	16/03/21
Drainage statement	NK/2021/0237/2		16/03/21
Energy statement		007979	16/03/21
Landscape strategy		9810-L-01A	16/03/21
Licence - mitigation		2020-48870-EPS-MIT	16/03/21
Mitigation strategy – great crested newt and Reptiles		5937.MS.vf.RL_CL	16/03/21
'Secure by design' statement.	NK/2021/0237/3		16/03/21
Technical briefing note		1005937.TN01.IER.dv2	16/03/21
Tree schedule		10749.TS.01	16/03/21
House type Brochure	NK/2021/0237/4		25/03/21
Indicative Play Layout		9810-L-02	24/05/21
Refuse & Recycling Plan		N1397-104	24/05/21
Planning Statement	NK/2021/0237/5		24/05/21
Drainage Statement		Drainage Statement – Travis Baker	28/09/21
Drainage Hierarchy Statement		Drainage Hierarchy Statement – Travis Baker	28/09/21
Drainage Statement Appendices			09/02/22
Drainage and Levels Appraisal Sheet 1 of 2		20060 005 D	09/02/22
Drainage and Levels Appraisal Sheet 2 of 2		20060 006 D	09/02/22
House Type Brochure		5 <sup>th</sup> issue	14/03/22
Planning layout		1397 008P	14/03/22
Email from Carl Stott dated 11.03.22			14/03/22



Key  
 Application site boundary



**AVANT**  
 homes  
 nineteen47  
 CHARTERS TOWN PLANNERS  
 PROJECT: ELMAN CLOSE, DASHBOURGH

Twenty Two  
 Site Location Plan

REGISTRATION	URN/01/V	100
PLANNING	001	A
DATE	12.12.2020	1:1,250 @ A2