

**North Northamptonshire Area Planning Committee
(Thrapston)
3 May 2022**

Application Reference	NE/21/01309/REM
Case Officer	Patrick Reid
Location	Land Between St Christopher's Drive And A605 Oundle Bypass Oundle Northamptonshire
Development	Reserved Matters approval of Appearance, Landscaping, Layout and Scale pursuant to application number 19/01355/OUT - Outline planning permission for the erection of 65 dwellings and an extra-care facility of up to 65 units
Applicant	Persimmon Homes - Katie Dowling
Agent	Persimmon Homes - Katie Dowling
Ward	Oundle Ward
Overall Expiry Date	10 December 2021
Agreed Extension of Time	TBC

List of Appendices

Appendix A – Decision Notice of Planning Permission 19/01355/OUT
Appendix B – 19/01355/OUT Committee Report and Appendices

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because Oundle Town Council has objected and there are in excess of five objections to the application.

1. Recommendation

- 1.1 That planning permission is not granted until the Lead Local Flood Authority (LLFA) has given its advice on the application and once the LLFA advice is received, the Committee delegates the power to determine the application to the Director of Place and Economy to act in accordance with the appropriate option as follows:
- If the LLFA recommends that planning permission be granted to the proposed development, grant planning permission subject to the conditions listed in the report or substantially similar conditions, or:
 - If the LLFA recommends that planning permission be refused, then refuse planning permission on the grounds of drainage, or:
 - If the LLFA recommends that the application be amended to make it acceptable in drainage terms and those amendments will, in the opinion of the Planning Development Manager, result in a materially different development, then the application will be put to public consultation and brought back to the Committee for a determination, provided the applicant has agreed to an extension of time, and If the applicant does not agree to an extension of time then refuse planning permission on the grounds of surface water drainage.

2. The Proposal

- 2.1 The application seeks reserved matters approval relating to outline planning permission ref. 19/01355/OUT for 65 dwellings and an extra care facility. The application covers the reserved matters of 62 of the 65 dwellings (it is likely that the remaining three will be custom build plots and a separate reserved matters approval application will be made for each plot as and when they come forward), and not the extra care facility, which is subject of a concurrent application NE/21/01330/REM. This application seeks consent for the layout, appearance, scale and landscaping of the development. Access and principle are established under the outline permission and need not be revisited as part of this reserved matters application. A copy of the outline planning permission can be found at Appendix A.
- 2.2 The application proposes the layout of the proposed dwellings, their private external amenity space, the internal roads, a SUDS facility and public open space. The eastern most part of the site will be free from housing due to noise factors from the adjacent A605 and is proposed to be used to accommodate the public open space, including play areas. The northern most part of the site will also be free from housing and would accommodate the Sustainable Urban Drainage System (SUDS) area.
- 2.3 The layout of the housing includes a row of houses backing onto the southern boundary of the site: the furthest east of which would be self-build plots (the details of which are not covered by this Reserved Matters application). The north western boundary would accommodate a row of houses also off a short cul-de-sac. Toward the centre of the site would be where the majority of the 62 dwellings would be located. The arrangement shows two areas encircled by access roads, with rear gardens backing onto

each other. The access road would loop around the southern housing group, whilst the northern 'group' would accommodate a short stretch of private accesses.

- 2.4 The 62 dwellings proposed would be in the following mix:
- 14 x 2 bedroom dwellings;
 - 26 x 3 bedroom dwellings
 - 22 x 4 bedroom dwellings
- 2.5 The design of the proposed dwellings has altered during the application process, particularly in terms of the materials. The dwellings as proposed are primarily of yellow brick, with added interest provided by different forms of cladding and light render. The houses vary across the site in terms of their scale and form albeit sharing the same pattern of materials. The dwellings would be a mixture of detached and semi-detached units.
- 2.6 The open space at the eastern part of the site is to include the play areas with various pieces of equipment. Outside of the play areas, the open space proposals include landscaped areas as well as a cycle route toward the south eastern corner.
- 2.7 The reserved matters scheme has progressed through pre-application discussions undertaken since the granting of outline planning permission. During the application process, amended plans have been received including improvements to the play equipment, the inclusion of trees in the streets and a change to the shape of the bend in the road in the south-western corner beside the extra care site.

3. Site Description

- 3.1 The application site comprises part of the land subject of planning permission 19/01355/OUT, which gives outline planning permission including access, for 65 dwellings and an extra care facility. The site excludes the site for the extra care facility which is toward the south-western corner of the field. The remainder of the site is irregular in footprint as it sits between the housing to the west, the A605 to the east, and commercial use beyond a ROW to the north. To the south is Prince William secondary school and its associated land.
- 3.2 The access into the site is to be taken via St Christopher's Drive on its western boundary. The stretch of St Christopher's Drive that leads to the site's boundary terminates before the fencing and hedging that defines much of the side boundary.
- 3.3 The site itself is largely grassland free from structure or trees except on its boundaries. The southern, eastern and northern boundaries are occupied by trees and hedging. The ground has some variation in levels across the site.
- 3.4 The site is within Flood Zone 1 (least likely to flood) and is not subject to any other landscape designation. There are no listed buildings or Conservation Areas within the near vicinity of the site also.

4. Relevant Planning History

- 4.1 19/01355/OUT – Outline planning application for the erection of up to 65 dwellings and an extra care facility of up to 65 units on land at St Christopher's Drive, Oundle, (All matters reserved except access) – Approved – 20.11.2020
- 4.2 NE/21/01031/MPO – S106 Deed of Variation to vary the Principal Agreement in so far as it relates to the affordable extra care site pursuant to application 19/01355/OUT - Outline planning application for the erection of up to 65 dwellings and an extra care facility of up to 65 units on land at St Christopher's Drive, Oundle, (All matters reserved except access). – Under consideration
- 4.3 13/01245/OUT - Outline: Residential development of up to 95 houses (all matters reserved) – Refused – 17.10.2013
- Concurrent application*
- 4.4 NE/21/01309/REM - Reserved Matters approval of Appearance, Landscaping, Layout and Scale pursuant to application number 19/01355/OUT - Outline planning permission for the erection of 65 dwellings and an extra-care facility of up to 65 units – Under consideration

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#)

5.1 Oundle Town Council

Comments in objection summarised as follows:

- Concern at the adequacy of the entrance to the site via Ashton and East Road;
- Would like to see all the roads to be adopted and to such standards;
- Concern at the footpaths located between the site and the town centre widths;
- Not convinced by the noise mitigation measures from the A605 and its continued maintenance;
- Concern at the possibility of surface water being discharged onto adjoining land;
- Request a Highways and Water Management Officer attend a future committee meeting;
- Concerned by hours of construction proposed and other measures specified in the Construction Management Plan.

5.2 Neighbours / Responses to Publicity

Eight representations have been received, of which seven are in objection and one neutral. The issues raised are summarised below:

- Concern at height of Extra Care building (*Officer comment: subject of a different application*);
- Flooding concerns;
- Suitability of the roads leading to the site;
- Foul water management concerns;
- Concern at 3 metre fence and impact on tree line from Herne Road;
- Any extension to Ashton Road bridleway should not happen;
- Maintenance of the Right of Way is welcomed;
- Concern at the noise survey and mitigation measures;
- The bridleway is not included on the site plan.

5.3 Highways (LHA)

Comments received, summarised as follows (comments received prior to amendments including the addition of trees in the street and the shape of the road in the south-western corner):

- Require the applicant receive written confirmation from The Northamptonshire Fire and Rescue service stating that the proposed development would be accessible with a fire appliance;
- The turning stub to the end of the first road on the right upon entering from St Christopher's Drive should be reconfigured to form a corner with the correct 25 metre visibility as the LHA does not agree with the unnecessary adoptable sections of road;
- The applicant will be required to ensure that there are no trees or related landscaping within 2.5 metre of the highway
- Request for financial contribution to local bus service plus one voucher for 28s free bus travel per household.

Subsequent comments summarised:

- In relation to trees beside the proposed highways, reference made to Guidance document;
- Some land beside the south-western corner of the site will be required to be within the highway for visibility across the corner;
- Small stretch of grass near the proposed extra care building will need to be an asphalt footway as it would be too small to maintain.

5.4 Environmental Protection

Having looked through the revised Construction Management Plan (CMP) the applicant has addressed the majority of concerns raised in my earlier comments. The working hours have been revised, radios will be banned from site, dust control has been improved and an information board will be provided at the site entrance with contact details for the site manager. It is still intended that a sound level meter would be used to check noise levels but again no context. Notwithstanding this, noise control measures are reasonable.

Therefore, based on information received the CMP is acceptable as required by condition 19 of 19/01355/OUT. (all comments made prior to amended Construction Management Plan 'CMP')

Noise

Extensive pre-application discussions with the applicant and their acoustic consultant took place to arrive at a layout that achieves the best acoustic environment possible given the impact of traffic noise. The proposed site plan AR/OU/PPL/100 Rev: 1 dated 23.07.21 reflects the development of the site plan as agreed under pre-application discussions. As such there are no objections to agreeing that development can proceed based on the above layout plan.

5.6 Environment Agency

The Environment Agency does not wish to make any comments on this application.

5.7 Anglian Water

Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the cited text be included within your Notice should permission be granted.

Foul Water

We have reviewed the applicant's submitted foul drainage strategy and flood risk documentation and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. We request that we are consulted on any forthcoming application to discharge Conditions of the outline planning application, to which this Reserved Matters application relates, that require the submission and approval of detailed foul drainage information.

Surface Water

We have reviewed the applicant's submitted surface water drainage information and consider that the impacts on Anglian Water's public surface water sewerage network are acceptable and have been adequately addressed at this stage. We request that we are consulted on any forthcoming application to discharge Conditions of the outline planning application, to which this Reserved Matters application relates, that require the submission and approval of detailed surface water drainage information.

5.8 Archaeology

No specific comments to make on the Reserved Matters under consideration, but note that the applicants have submitted the archaeological Written Scheme of Investigation with the application. The archaeological work should be completed and signed off before any development takes place in the area to be investigated.

5.9 Natural England

No comments.

5.10 Ecology

The proposed soft landscaping plans (dwgs JBA 17/172-01 - 04 rev B) and the proposed 'native buffer planting mix A' could be changed to make it more representative and natural. The proposed alder buckthorn *Frangula alnus* is not actually native to this part of the county, and there are large percentages of privet, yew and holly but no hawthorn or blackthorn. I would prefer to have the hawthorn and blackthorn, plus perhaps crab apple to provide better food sources for wildlife.

The Landscape and Ecological Management and Maintenance Plan (ref JBA 17/110) has been reviewed and have no comments to make at this time.

5.11 NHS Cambridgeshire and Peterborough Clinical Commissioning Group

Comments summarised as follows:

Request for mitigating financial contribution towards the cost of additional primary healthcare services at Oundle Surgery.

5.12 Northamptonshire Police

Northamptonshire Police has no formal objection to the planning application in its present form other than to strongly suggest that the following observations/recommendations are considered, and which if implemented will reduce the likelihood of crime and anti-social behaviour occurring.

- This application submission supports the NPPF and Building for a Healthy Life policies with respect to promoting sustainable travel;
- Plots without garages must provide cycle parking that is covered, secure, overlooked and easy to use and should not involve having to pass through the dwelling to access it. Those plots without a garage, a shed or similar must be supplied and must meet the following specification:
 - Details needed to discharge condition 4 – lighting;
 - The applicant will have regard to Building Regulation Approved Document 'Q' Security of Dwellings;
 - Boundary treatments: Further details of the 'Stock Proof' fence to the southern perimeter of the site required - All plots fences which lack surveillance opportunities and border communal areas need to be 2.1m high. i.e. 1.8m CB fencing with 300mm trellis topping.1.

5.13 Waste Management

Comments summarised as follows:

- Bin storage and presentation arrangements acceptable.

5.14 Northants Fire and Rescue

At this stage your attention is drawn to the attached planning guidance relating to Fire Service access to the development.

6. Relevant Planning Policies and Considerations

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)
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 4 - Biodiversity and Geodiversity
Policy 5 - Water Environment, Resources and Flood Risk Management
Policy 8 – North Northamptonshire Place Shaping Principles
Policy 9 – Sustainable Buildings and Allowable Solutions
Policy 11 – The Network of Urban and Rural Areas
Policy 28 - Housing Requirements
Policy 29 – Distribution of New Homes
Policy 30 – Housing Mix and Tenure

6.4 Rural North, Oundle and Thrapston Plan (RNOTP) (2011)

Policy 1 – Settlement Roles
Policy 2 – Windfall Development in Settlements

6.5 Emerging East Northamptonshire Local Plan Part 2 2011-2031 (LPP2) (Submission version March 2021)

EN1: Spatial development strategy
EN2: Settlement boundary criteria – urban areas
EN3: Settlement boundary criteria – freestanding villages
EN5: Development on the periphery of settlements and rural exceptions housing
EN10: Enhancement and provision of open space
EN12: Health and wellbeing
EN13: Design of Buildings/Extensions
EN24: Oundle housing allocations
EN27: St Christopher's Drive, Oundle
EN30: Housing mix and tenure to meet local need
EN31: Older people's housing provision
EN32: Self and custom build housing

6.6 Other Relevant Documents

Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)

Northamptonshire County Council - Local Highway Authority Parking Standards (2016)

East Northamptonshire Council - Domestic Waste Storage and Collection Supplementary Planning Document (2012)

East Northamptonshire Council - Trees and Landscape Supplementary Planning Document (2013)

7. Evaluation

The key issues for consideration are:

- Visual Impact: Layout, Appearance, Scale, Landscaping
- Requirements of Outline Permission 19/01355/OUT
- Private Amenity
- Highway Matters
- Environmental Matters
- Flood Risk and Drainage
- Ecology
- Archaeology
- Waste Management
- Planning Obligations

7.1 Visual Impact – Layout, Appearance, Scale and Landscaping

Layout

- 7.1.1 The site has a number of surrounding constraints that provide limitations. The most significant of which is the noise emissions from the A605 and ensuring the housing is provided in an arrangement and location that ensures acceptable levels of noise for the future occupiers. The eastern part of the site is therefore unable to accommodate dwellings which are by necessity required to be positioned toward the central and western part of the site. The internal arrangement has been designed to accommodate the noise impact requirements.
- 7.1.2 The proposed layout is led by two groups of housing which have their gardens backing onto each other. The remainder of the dwellings would be positioned alongside the western and southern boundaries. The layout requirement also includes that the access be located off St Christopher's Drive, as approved in the outline consent, and that the extra care development would be in the south-western corner. The required distance from the road for noise mitigation, the site of the extra care and the access requirements and the broad locations of the dwellings is considered logical and acceptable.
- 7.1.3 The proposed layout shows two dwellings addressing the entrance to the site, which is considered a positive feature in visual terms. The cul-de-sac that is accessed to the left after leaving St Christopher's Drive would serve

houses both on the western side and some of those on its east, including a short row off a private driveway. The road layout in this area includes a turning head. The use of a private driveway serving three dwellings is a logical arrangement in this context.

- 7.1.4 The road layout of the site also includes a turning head at the eastern end of this area of housing. The appearance from the street would allow for some variety in the appearance of the dwellings as the layout mixes the type of houses in this area. The houses are set back from the road and the use of some tandem bays ensures that cars do not dominate the street-scene. The layout of 22 houses that occupy the rectangular footprint of land, is considered acceptable in visual terms.
- 7.1.5 The northern part of the site accommodates the SuDS pond. This is considered a positive and logical location which provides a good use of the necessary separation between the A605 and the housing.
- 7.1.6 In design and visual impact terms, the layout is considered to accommodate the varying special and environmental requirements of the site and the outline planning permission. The siting of the housing and its relationship with the open space and adjacent housing and extra care facility are considered to represent an optimum use and arrangement of the space available. The internal access arrangements would ensure the development has a logical and functional layout for residents and visitors to use. The layout is considered acceptable.

Open Space

- 7.1.7 The layout accommodates 0.67 ha of useable open space, excluding the attenuation pond and structural boundaries. The total open space, including the attenuation pond and the boundary hedging/trees is 1.81 ha.
- 7.1.8 The design of the open space includes a Local Area for Play (LAP) and a Local Equipped Area for Play (LEAP) to be positioned to the east of an internal access road. The equipment to be included has been amended during the application process to suit the requests of the Local Planning Authority (LPA). The equipment to be included are considered good choices that will provide a variety of play options for children. The LAP would be separated from the LEAP but would also be in the area that would benefit from natural surveillance from the houses to the immediate west and south.
- 7.1.9 The emerging LPP2 includes a calculation built on an evidence base for establishing open space requirements for new developments. Whilst the LPP2 is not adopted, it has progressed to examination stage. The Council's adopted SPD on open space was adopted in 2011 and its evidence base is relatively old and, based on information that is much less up to date than that of the LPP2. It is therefore considered more reasonable to use the LPP2 calculation to measure open space requirements. The siting, extent and form of the play areas are considered to be compliant with the requirements of the outline permission including the S106 and the LPP2. The inclusion of amenity green space and semi-

natural planted areas is also considered to reflect the requirements of the development.

- 7.1.10 A Maintenance Plan of the Public Open Space is included with the application which identifies the areas to be maintained and the operations involved. A Private Management Company will undertake the maintenance. It is considered the proposed arrangements will ensure the public open space areas are maintained to a good standard in perpetuity.

Appearance

- 7.1.10 The appearance of the proposed dwellings would be generally modern with elements of traditional form and materials used. The various house types which vary in form, all share a combination of the same materials, being the same buff brick, with cladding, black window frames and light render. The variety of house forms proposed is considered to add visual interest to the site and would provide a positive aesthetic for people when moving around. The materials and design are considered to be sympathetic to the more modern context of Oundle. The proposed materials changed during the application process and are considered to be a significant improvement and represent a high quality finish.

- 7.1.11 The appearance of the dwellings is considered to represent high quality design and the development is therefore acceptable in this regard.

Landscaping

- 7.1.12 The landscaping proposed for the site includes various different elements throughout the site, coinciding with the different uses of each area including the housing, open space and SuDS area. The site would also accommodate acoustic fencing which is required as part of the mitigation measures required due to the proximity of the adjacent road.

- 7.1.13 The scheme shows differentiation between the public and private spaces and the access routes are shown of material to be clearly distinguished. The approach taken to the inclusion of the SuDS area with low fencing is considered appropriate as are the pathways and landscaping in this area. In the south-eastern corner, the landscaping includes a cycle route with planting/landscaping around. The tree and flower planting in this area is considered appropriate and would provide visual amenity as well as useable open space for residents.

- 7.1.14 The part of the site to be located near to the proposed extra care facility is considered to be managed well. The landscaping to the space between the two toward plot 51 and around this part if the site is considered appropriate.

- 7.1.15 The space off the main access route is to include planted trees within the street and this inclusion is considered positive. Whilst the LHA expressed concern at trees being planted close to the highway, it is considered reasonable that suitable trees be planted in these locations that does not affect the road surface. Trees of an appropriate species can be required by condition to ensure that they do not harm the adjacent road surface.

- 7.1.16 The landscaping plans overall are considered appropriate and represent a high quality approach to the site that would achieve good character whilst still being functional.

Scale

- 7.1.17 The two storey dwellings proposed will be the most dominant of the dwellings, with only 10 of the 62 being 2.5 storey in height. The houses closest to those on the west would be two storey and which would be in character with the neighbouring development. The inclusion of 10 2.5 storey houses would be acceptable as the prevailing character would be of two storeys. The adjacent extra care building will be three-storey in height and in that context, the scale of the buildings will be less.

- 7.1.18 The scale of the proposed housing is considered appropriate and acceptable.

7.2 Private Amenity

Impact on Neighbouring Amenity

- 7.2.1 Plots one to six would bear close relationship to the east of the properties off Rowell Way and 11 St Christopher's Drive. The orientation of the neighbouring properties varies but those off Rowell Way broadly back onto the site, whilst no. 11 sits with its side boundary next to that of plot one. These properties are the closest to the proposed development.

- 7.2.2 The side of plot one would have one window which would be at first floor and serve a bathroom. Despite the close proximity between the two properties, there would be no material impact on privacy of no. 11. Plot one would also benefit from acceptable levels of privacy in relation to no. 11.

- 7.2.3 Plots three to six would have their rear gardens backing directly onto the western boundary which would be shared. The separation between the proposed houses to the boundary would be around 8.8m at the closest (plot three) whilst the closest building would be to no. 14 Rowell Way at 14.2m, from plot six. The orientation of no. 14 means there would not be direct window to window views and the privacy relationship would be acceptable.

- 7.2.4 The distances between plots three and four and 10 and 12 Rowell Way would be approximately 20 metres which is considered an acceptable relationship in terms of window to window relationships.

- 7.2.5 In terms of the relationship between the proposed houses around the site, it is necessary every house has adequate levels of privacy and other amenities. The houses to the western corner (plots one to six) are oriented so as to not have windows directly facing other. The relationship between the houses allows for views over each other's gardens, but this is a standard and acceptable relationship in planning terms.

- 7.2.6 Plots seven to 28 form the 'northern' group of houses are arranged so that the closest of the rear wall to rear wall distances is around 18.7m between plots 15 to 20. The separation distances otherwise are 20m or more and would have levels of privacy that are acceptable in planning terms. The 18.7m distance is relatively limited but is considered just sufficient to ensure that privacy between opposing windows is acceptable. The extent of garden / external amenity space that each property would have varies between the plots and is considered to be at acceptable levels.
- 7.2.7 Plots 29 to 50 share a similar arrangement to seven to 28 with the rears of the properties facing toward a central area. The arrangement is considered to ensure each property has acceptable levels of privacy and outlook. The arrangement allows for each plot to have gardens to their rears, some of which would be irregular in shape. The garden spaces are sufficient to ensure each property would have a functional and private outside space.
- 7.2.8 Plots 51 to 62 at the south of the site would all be oriented in a side by side arrangement and their levels of privacy and outside space are considered acceptable. The relationship between the proposed extra care facility and the proposed housing has also been considered and it would be around 23m at its closest. The building would be three storeys in height and include bedroom windows facing the fronts of the houses. The separation between the two is considered sufficient to ensure the housing would have acceptable levels of privacy.
- 7.2.9 It is a requirement that all dwellings meet the National Space Standards, set out in Policy 30 of the JCS. All of the 62 dwellings proposed meet the various requirements.
- 7.2.10 The scheme is considered to demonstrate that all dwellings, existing and proposed, would have acceptable levels of private amenity.

7.3 **Highway Matters**

- 7.3.1 Whilst access into the site is already approved by the associated outline consent, determination is required of the internal access arrangement. The LHA has commented and raised points including that the south-western corner need not be a turning head and that no trees be within 2.5m of the highway. The turning head was removed by the applicant in the form of amended plans, and it has been requested that a suitable type of tree can be planted that would not affect the highway. These points have therefore been overcome.
- 7.3.2 The LHA did request a contribution towards a town bus service. However, as this is a reserved matters application, such matters are already concluded under the associated outline permission and the S106. The same principle applies to the request for short term bus passes, as this is a matter for the outline application.

- 7.3.3 The LHA has provided their Guidance Note which covers the topic of suitable species of trees to be planted within the highway. It is considered appropriate that the species of tree and a plan for their maintenance be required to be approved by condition, to ensure appropriate trees are planted in the highway area that do not adversely impact the surfaces, and provide visual amenity.
- 7.3.4 The parking arrangement has been prepared following advice given through the pre-application process. The layout provided shows each dwelling with two off-road parking spaces allocated to it, save for plots 37 and 38 which would have three spaces. Therefore, twenty of the twenty-two four-bedroom properties would have two parking spaces rather than the three which the LHA Parking Standards set out. The layout does incorporate eleven visitor spaces also.
- 7.3.5 During the application, to seek to achieve the highest quality of design possible, tree-lined streets were requested that are now reflected in the layout. This has placed an additional space demand on the site which now incorporates external planting areas around the site, to its visual benefit. There is a level of understanding that incorporating three spaces for every four bedroom house would place significant space demands on the scheme and it this needs to be considered in a balancing exercise.
- 7.3.6 Twenty of the four-bedroom houses not having a third parking space does indicate a space shortage. It is noted that the LHA have not raised concern on this matter and that there is on-street space for some parking. For any houses that happen to have three vehicles, some on-street parking would be possible albeit not desirable from a character perspective. It is noted that potential occupants would be aware of the parking provision of each dwelling that potentially may affect whether residents of any particular property would have three vehicles.
- 7.3.7 The shortage of parking spaces for the four-bedroom properties weighs against the layout of the scheme as it is less than ideal. However, the benefits of increased levels of street planting and trees are recognised, as are the other special constraints on the site. On balance, this matter is not considered sufficiently harmful from either a highway safety or visual amenity perspective to a level that the proposed layout is not acceptable. As such, in this instance, the parking arrangement is deemed acceptable. Each property would still be provided with off-street parking, albeit just under the highways' guidance, which is not an adopted policy.
- 7.3.8 In terms of highway adoption, the submission details the extent of road to be built to adoptable standards and that it be proposed to be adopted. A modest extent is proposed to be private to serve some of the dwellings. The inclusion of adoptable roads to the relevant standards is considered appropriate and the LHA has raised no concern on this.

Tandem parking

- 7.3.9 An informative on the Outline permission advises that tandem parking should be avoided. The proposed layout avoids tandem parking for the

large majority of the 62 dwellings although 29 of the houses will have a tandem parking arrangement. In considering this, it is necessary to consider whether there is, and to what extent, there is a material impact and relevance of a tandem parking arrangement on the use of the highway. The comments of the LHA are a consideration, and in addition, recent appeal decisions that the former East Northamptonshire Council received are of relevance.

7.3.9 Firstly, it is necessary to note that the LHA do not object to the proposal and raise no concerns about the inclusion of tandem parking. Secondly, this matter has been directly addressed by Inspectors in Appeal Decisions where tandem has been cited as a reason for refusing a residential development. One of the Appeal Decisions, ref 3230419 dated 13 March 2020 relates to a full application for 80 dwellings at land south of Northampton Road, Rushden. At paragraphs 27 to 33, the Inspector notes that there is no evidence to demonstrate that tandem parking is prejudicial to highway safety. The matter was reviewed in detail by the Inspector and it is notable that the appeal was determined by Hearing, which allowed for questions and answers on the topic, allowing it to be analysed thoroughly.

7.3.10 Other recent appeal decisions the LPA has received on the topic include 3259241 relating to 10 dwellings in Raunds, (dated 25 January 2021) and 3277115 relating to a development of 3 dwellings (dated 2 February 2022). In both cases the Inspectors found that there was no evidence to substantiate refusing a development on this basis as there is no reason to indicate such arrangements do not function well. Therefore, whilst the Informative indicates a preference for tandem parking to be avoided, based on the cited reason appeal decisions and the comments of the LHA as well as the absence of evidence to suggest it would be materially detrimental on the highway use, the inclusion of tandem parking is acceptable.

7.4 **Environmental Matters**

7.5.1 The Environmental Protection Team has confirmed that the proposed layout is acceptable in terms of mitigating the levels of noise that occupiers would experience from the A605. The Environmental Protection Officer noted the pre-application discussions that took place to reach the current arrangement and confirmed that the proposal is acceptable.

7.5.2 The submitted Reserved Matters Noise Impact Assessment details the noise levels and the proposed mitigation measures. The report details acoustic limiting measures including the acoustic fence to run on the eastern boundary edge beside the A605. The layout of the site, including separating the housing from the A605 as far as is practical, and orientating the housing in a manner that provides further acoustic barriers, is an integral method in managing the acoustics of the site.

7.5.3 The submitted report addresses the matter of noise/dB levels in the interiors of the dwellings, including those closest to the A605, namely Plots 17, 18, 35 to 39. At 5.7 it states that internal ambient noise levels are predicted to be below noise level limits in the most noise-exposed properties, where façade elements are installed as recommended. The

façade recommendations include a specification of double glazing and ventilation system. The advice of the Council's Environmental Protection Officer is that they are in agreement with the submitted assessment and it is therefore considered appropriate that the works be undertaken in accordance with the proposed acoustic measures.

- 7.5.4 Internal spaces of the dwellings are of prior importance in terms of noise levels. Noise levels to the external amenity spaces/gardens are detailed to be below the lower World Health Organisation (WH) guideline levels albeit except for those closest to the A605. It is detailed however that for these properties, the dB levels will be below the upper WHO guideline level for gardens. Based on these levels, it is considered that the proposal, including acoustic limiting measures, achieves an acceptable arrangement to both the internal and external amenity areas.
- 7.5.5 In reference to the Construction Management Plan (CMP), Environmental Protection has advised that the proposed measures are acceptable.
- 7.5.6 Based on the received response, the CMP is agreed and the details required for Condition 19 of the Outline permission are accepted.

7.6 **Flood Risk and Drainage**

- 7.6.1 Condition 8 of the outline permission relates to the matters of drainage and required that reserved matters applications make reference to the original Flood Risk Assessment (FRA). Details have been submitted with this application but at the time of writing no response has been received from the Lead Local Flood Authority.
- 7.6.2 The recommendation reflects the current position of no LLFA response. If the LLFA confirm the drainage arrangements are acceptable then the details can be secured by condition. If the LLFA advise the proposed arrangement is unacceptable and cannot practically be made acceptable with reasonable amendments, then this may represent unacceptable details in this regard. If the LLFA recommend amendments, then it is reasonable that the Applicant have the opportunity to undertake these changes to be submitted and reviewed by the LLFA. If they then are deemed acceptable, then this matter would be resolved. Should the application be considered acceptable in other regards, the recommendation can take account of the possible responses from the LLFA. It is also noted that Anglian Water has advised that the proposal would have an acceptable impact on Anglian Water's public surface water sewerage network.
- 7.6.3 Comments from the LLFA are expected prior to the Committee meeting and will be reported in the Committee Update Report. The proposed recommendation allows a decision to be delegated back to Officers in the event that comments aren't received prior to Committee. This would enable a decision to be expedited upon receipt of any comments. The recommendation also allows for the application to be reported back to the Committee in the event that the LLFA request amendments to the scheme subject to consultation with the Chair and Vice Chair.

Foul Water

- 7.6.4 Anglian Water has commented on the application that the proposal has an acceptable impact on the public foul sewerage network. The proposal is therefore acceptable in this regard. It is also noted that the nearest dwelling meets the separation distance of 15 metres from the water pumping station.

7.7 **Ecology**

- 7.7.1 Condition 6 of the outline permission requires details of a landscape and ecological management plan (LEMP). The submitted details have been reviewed by the Council's Ecologist who requested that some of the landscaping be altered to be more representative and natural, such as hawthorn and blackthorn. No objection was raised to the management plan.

- 7.7.2 Amended landscaping details were received, particularly relating to the eastern part of the site including the play areas.

7.8 **Archaeology**

- 7.8.1 Condition 10 of the outline planning permission requires a programme of archaeological work to be undertaken. The consulted Archaeologist has commented that the Written Scheme of Investigation has been submitted and the works have not taken place. As a matter dealt with by condition 10 and its requirements for this work to take place, this matter has no direct influence on this reserved matters application.

7.9 **Waste Management**

- 7.9.1 Every dwelling would have space externally for the storage of waste bins. The Waste Manager has queried where plots 10 to 16 would present their bins as the Council collectors will not enter private driveways. An amended plan subsequently shows a hard-standing area to be used for bin presentations for these properties. This has been confirmed as acceptable by the Council's Waste Management Team.

7.10 **Planning Obligations**

- 7.10.1 Representations / consultation comments have made reference to requests for planning obligations associated with the housing. However, as this is the reserved matters application where only layout, appearance, scale and landscaping are for approval, this is not part of the consideration. The earlier outline planning permission dealt with such matters and there is an associated S106 agreement securing planning obligations.

7.11 **Requirements of Outline Permission 19/01355/OUT**

- 7.11.1 The outline planning permission ref. 19/01355/OUT included several conditions which set out requirements of details to be included in a

reserved matters application. A summary of these conditions is set out below:

Condition 4 – scheme of lighting
Condition 12 – external roofing and facing materials;
Condition 13 – boundary treatments;
Condition 14 – slab and finished floor levels, ground levels
Condition 15 – details of bus stop;
Condition 17 – landscaping;
Condition 21 – provision for cyclists, connection to ROW, improvements to ROW, pedestrian link to school;
Condition 25 – noise assessment;
Condition 31 – phasing;
Condition 32 – plans that should be reflected including building heights parameter plan

Scheme of lighting (4)

- 7.11.2 Condition 4 of the outline planning permission requires a lighting scheme be submitted. The details submitted show the location and types of lighting to be improved. The arrangement is considered to provide an appropriate level of lighting around the streets and adjacent land.

External roofing and facing materials (12) & Levels (14)

- 7.11.3 The materials proposed are addressed earlier in this report and are acceptable. The level plans provided are also considered acceptable.

Boundary screening (13)

- 7.11.4 A comprehensive landscaping plan has been provided that includes the boundary treatments to be used around the site. The outline permission confirmed the siting of 3m tall acoustic fencing at condition 24. The proposed boundary treatment plan is considered appropriate.

Bus stop details (15)

- 7.11.5 Details of a timber bus shelter and its location are included. The style is noted to be used locally and is considered of a suitable scale and design.

Sustainability measures (16)

- 7.11.6 The details required by Condition 16, including the measures of electric vehicle charging provision and water use limitation measures, are not required as part of the Reserved Matters application. The Condition requires details to be approved in writing under a condition application. This condition has not been subject of an application to seek approval these details and as such the requirement remains.

Landscaping (17)

- 7.11.6 Condition 17's landscaping details requirements are addressed earlier in this report and found acceptable.

Rights of Way (ROW) and cycle way (21)

- 7.11.7 The scheme includes a cycleway toward the south-eastern corner of the site that is understood to have been part of a long-term vision for the site and surroundings. The plan also makes two links to the ROW UF6.
- 7.11.8 The pedestrian route to Prince William School is proposed via St Christopher's Drive to the north part of the school site. The Applicant has confirmed they have control over the land to extend the pathway to reach the school boundary. A possible alternative directly off the site to its south has been found to be impractical due to the change in levels across the land at the southern boundary. The Applicant has sought discussions with the school. The school has been consulted as part of this application, but has not provided any comments.
- 7.11.9 Whilst a response has not been received from the school, the Applicant has met the requirements of Policy 21 in respect of school connection. The route appears logical and would utilise existing paths for its majority.
- 7.11.10 The proposal is to clear and tidy the footpath to the north of the site at UF6 and would be maintained by an appointment Management Company. It is understood the proposal reflects the aims of this part of condition 21.

Noise measures (25)

- 7.11.11 As addressed earlier in this report, the acoustic proposals have been deemed acceptable by the Environmental Health Team.

Phasing (31)

- 7.11.12 The phasing plan differentiates the stages of the development and are considered acceptable.

Approved Drawings (32)

- 7.11.13 The reserved matters details reflect the five drawings referenced under the outline planning permission.

8. Other Matters

- 8.1 Neighbour comments: a number of matters have been raised in representations. Matters of drainage are addressed under conditions 7, 8 and 9 of the outline permission and a formal response is being sought from the LLFA which will be provided as an update to the members of the Area Planning Committee.

Boundary Fencing: Concern was raised about the impact of boundary fencing on adjacent trees. The submitted Arboricultural Assessment concludes that there would be no harm from the fence. The development on the southern boundary would be set away from the trees and there is no reason to indicate there would be harm on the trees around the site, from the acoustic fencing.

Right of Way: One concern raised was that the ROW should not be extended. The proposal does not seek to extend it, only to provide a link to it. A representation noted that the ROW is not included on the Location Plan. As no direct physical works are proposed in this area beyond tidying, this is acceptable.

Noise Mitigation: In terms of concern at noise mitigation measures, it is appropriate that significant weight be attributed to the advice of the Council's Environmental Protection Team who are qualified specialists in such matters. As they have assessed the proposal and undertaken significant work through the outline and pre-application process, their level of understanding of the situation is high. As they find the measures ensure the dwellings to have acceptable levels of noise impact, then this is sufficient to be deemed acceptable in planning terms.

- 8.2 Town Council comments: A number of matters have been raised. Concerns relating to the roads outside of the site serving as its access are not material to this application as the access was approved under the outline application. Access and connectivity, including footpaths outside of the site to the town centre, are matters that are not direct considerations for the layout, scale, appearance and landscaping.

The Town Council has objected to the inclusion of any private roads within the site. The LHA does not object to the inclusions proposed and there is no material harm identified.

Matters of drainage are subject of control by conditions on the outline planning permission and are addressed above.

Concerns relating to the Construction Management Plan are subject of comments from the Environmental Health Team and their response is awaited on the amended arrangement.

- 8.3 Police Comments: In response to the comments from the Police, the Applicant has confirmed the following points:
- Sheds in the plots that do not have garages can be used for covered bicycle storage;
 - All dwellings will be compliant with Part Q of Building Regulations;
 - Plots facing communal areas are to have 2.1m tall fencing.

The responses from the Applicant to the matters raised are considered to address the majority of them. An elevation plan of the stock proof fencing is mentioned to be submitted shortly, but at the time of writing it has not been received. If received prior to the meeting, this can be addressed on the update sheet and reference be made to it on potential conditions. If not, as it is a relatively minor matter, this can be required by condition.

- 8.4 Equality: the application raises no matters of equality concern.

- 8.5 Health Impact Assessment: Paragraph 92 of the NFFP states planning policies and decisions should aim to achieve healthy, inclusive and safe communities and, specifically, criterion c) of this seeks to enable and

support healthy lifestyles, for example, through the provision of safe and accessible green infrastructure, sports facilities, local shops and layouts which encourage walking and cycling. It is considered that the proposal subject to this application will enable many of these aims to be achieved and therefore it is considered acceptable on health impact grounds.

9. Conclusion / Planning Balance

- 9.1 The matters of layout, appearance, scale and landscaping of 62 of the 65 dwellings are considered to create a development that aesthetically and functionally is considered acceptable. The scheme would provide the dwellings in a manner that would allow suitable connectivity, private and public amenity space and would complement the character of the local area.

10. Recommendation

- 10.1 That planning permission is not granted until the Lead Local Flood Authority (LLFA) has given its advice on the application and once the LLFA advice is received, the Committee delegates the power to determine the application to the Director of Place and Economy to act in accordance with the appropriate option as follows:

- If the LLFA recommends that planning permission be granted to the proposed development, grant planning permission subject to the conditions listed in the report or substantially similar conditions, or:
- If the LLFA recommends that planning permission be refused, then refuse planning permission on the grounds of drainage, or:
- If the LLFA recommends that the application be amended to make it acceptable in drainage terms and those amendments will, in the opinion of the Planning Development Manager, result in a materially different development, then the application will be put to public consultation and brought back to the Committee for a determination, provided the applicant has agreed to an extension of time, and If the applicant does not agree to an extension of time then refuse planning permission on the grounds of surface water drainage.

11. Conditions

- 1 The development hereby permitted shall be begun before the expiration of two years from the date of this permission.

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out strictly in accordance with following plans received by the Local Planning Authority:

- Location Plan ref. AR/OUT/LP-100.
- Proposed Planning Layout ref. AR/OU/PPL/100 rev. O;
- LAP Plan ref. Q6915_D;
- LEAP Plan ref. Q6915 D;
- Site Proposal ref. Q6915_d dated 14/02/22;

- Construction Method Statement dated 2 February 2022;
- S38 Street Lighting Layout ref. 8400-2332;
- House Types Pack including garage plans and elevations, received 14 January 2022;
- Charter Plan ref. OUND-CP-01 Rev. C;
- Bus Stop Details;
- 3m Acoustic Fence ref. SD-EXTW-05 rev. A;
- Levels Strategy ref. 979-05-00 rev. A.

Reason: In order to clarify the terms of this consent.

- 3 The development hereby approved shall be carried out using the materials set out on the approved elevation drawings and as specified in the Design and Access Statement. These are to include buff brick, cladding and black uPVC or aluminium framed windows, and roof tiles to reflect the elevations. Samples of which shall be provided to and approved in writing by the LPA prior to any development above Damp Proof Course level.

Reason: To enhance the appearance of the development in the interests of visual and residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

- 4 The development hereby permitted shall be constructed in accordance with the levels details as specified on approved plan references: Levels Strategy ref. 979-05-00 rev. A, submitted as part of this application for reserved matters consent.

Reason: In the interests of residential and visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

- 5 The development hereby permitted shall be implemented in accordance with the proposals, implementation and monitoring measures set out in the submitted Landscape and Ecological Management and Maintenance Plan received by the Local Planning Authority on 26 August 2021. The works and maintenance shall follow the timetable as set out in part 5 of the cited report. These biodiversity measures shall be retained in perpetuity.

Reason: To safeguard ecology and biodiversity in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy 2016.

- 6 The development hereby permitted shall be undertaken in accordance with the approved details relating to tree works. These shall include following the timescales set out in part 6 of the Arboricultural Impact Assessment:

- Tree Protection Plan – Residential Development ref. JBA21/185TP01;
- Tree Removal Plan – Residential Development ref. JBA21/185TR01;
- Arboricultural Impact Assessment ref. JBA21/185 AR01 dated 29 June 2021.

Reason: To ensure the landscaping and tree works are undertaken as approved.

7 The landscaping works shall be carried out prior to the first occupation of the development hereby approved, in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation. The hard and soft landscaping for the development hereby permitted shall be carried out strictly in accordance with following plans received by the Local Planning Authority:

- Detailed hard and soft landscape proposals for plots and POS ref. JBA 17/172-01 rev. C;
- Detailed hard and soft landscape proposals for plots and POS JBA 17/172-02 rev. C;
- Detailed hard and soft landscape proposals for plots and POS JBA 17/172-03 rev. C;
- Detailed hard and soft landscape proposals for plots and POS JBA 17/172-04 rev. D

Reason: To ensure the landscaping is undertaken and maintained in suitable time relating to the occupation of the care home. It also is required in order to clarify the landscaping terms of this consent.

8 The parking spaces to be constructed as shown on Proposed Planning Layout ref. AR/OU/PPL/100 Rev. O shall be made available prior to the respective dwelling to be occupied. The parking spaces shall be used only and permanently retained for the parking of private motor vehicles and shall not be used for any other purpose. The visitor spaces shall be constructed and made available prior to the occupation of the first dwelling. The visitor spaces shall remain available for visitor parking in perpetuity.

Reason: In the interest in ensuring the dwellings have sufficient parking and there is not an unacceptable demand for on-street parking.

9 The acoustic mitigation measures set out in the Reserved Matters Noise Impact Assessment ref. MM1353/17180/Rev. 1 shall be implemented prior to the occupation of any of the dwellings hereby permitted. The measures shall be retained in perpetuity and maintained in full working order in perpetuity.

For clarity, these measures include that all dwellings shall be fitted within the façade acoustic specification set out in section 6 of the Reserved Matters Noise Impact Assessment MM1353/17180/Rev. 1. The cited ventilation system specification and acoustic barrier recommendations shall also be undertaken in full.

Reason: To ensure the dwellings are within an environment with acceptable noise levels.

10 Prior to the first occupation of the development hereby permitted, the acoustic boundary fencing as detailed on the plan '3m Acoustic fencing ref.

SD-EXTW-05A' shall be installed in totality along the eastern boundary of the site in the approved location. The fencing shall then be maintained in full working standard in perpetuity and repairs undertaken as and when necessary

Reason: In the interests of ensuring the occupants of the site incur acceptable levels of noise from the A605.

- 11 The development shall be undertaken in accordance with the Construction Method Statement dated 2 February 2022. The development shall also be undertaken in accordance with the Site Waste Management Plan dated 12th August 2021.

Reason: To ensure the amenity of the area is maintained at suitable levels during the construction process.

- 12 The drainage works of the hereby approved development shall be undertaken in accordance with the following submitted details prior to the occupation of the first dwelling and shall thereafter be maintained and retained in perpetuity:

- Planning Conditions Support Conditions 7 and 8 ref. 979-00-001;
- Management of Sustainable Urban Drainage Systems dated August 2021.

Reason: To ensure the drainage works are undertaken in accordance with the approved details.

- 13 Prior to the commencement of works above slab level, details of the trees/planting to be planted within the pavement/adjacent the highway, as indicated on Charter Plan ref. OUND-CP-01C, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the species to be planted. These should reflect the species and guidance contained within the document 'Guidance Notes – Highways Cultivation, dated October 2021'. It is recommended that confirmation from the Local highway Authority be included that they are to undertake the ongoing maintenance of the planting once the highways are adopted.

A timetable for the implementation and maintenance of the planting is to be provided for the approval of the Local Planning Authority. This should include a maintenance plan for any time prior to the adoption of the highway whereby the planting is expected to be maintained.

Reason: In the interests of ensuring appropriate planting is planted and maintained in perpetuity.

- 14 Prior to commencement of development above slab level, a timetable for the completion of the works to the roads within the site, including the parts to be built to adoptable standards and those to be private, shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be undertaken in accordance with the approved timetable.

The roads/highways within the site shall be built to the specifications and standards specified on the submitted details, including 'Charter Plan. Ref OUND-CP-01c. The road surfacing works shall be undertaken in full and where specified shall be to adoptable standards.

Reason: To ensure the highways element of the works are undertaken to the specifications required to ensure the development has appropriate vehicular and pedestrian access provision within the site.

- 15 Prior to the occupation of any of the dwellings hereby approved, details of the stock proof fencing to be located at the southern part of the site within the area covered by trees/vegetation, shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall then be installed prior to the occupation of the first dwelling, as per the approved details and maintained in perpetuity.

Reason: To ensure the southern part of the site benefits from appropriate security measures.

- 16 Prior to the occupation of any of the dwellings hereby permitted, the detailed improvements to Right of Way UF6 and the pedestrian link works to the boundary of Prince William School, as well as the links to Right of Way UF6, shall have been constructed as per the Proposed Planning Layout ref. AR/OU/PPL/100 rev. O and the Connectivity Statement. The links shall be retained and maintained for the lifetime of the development hereby permitted.

Reason: To ensure the development accords with Policy 21 of the outline planning permission 19/01355/OUT.

12. Informatives

- 12.1 Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated. Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station.

The site layout should take this into account and accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15

metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.

12.2 Condition 19 of outline permission 19/01355/OUT, relating to the Construction Management Plan, is satisfied and discharged. Other conditions that are discharged based on the details submitted include:

- 4 – lighting.