

PLANNING COMMITTEE:	2nd July 2019
DEPARTMENT:	Planning Service
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2018/1698
LOCATION:	Plot 3 Development Land, Harborough Road North
DESCRIPTION:	Construction of 5 no detached dwellings, garages and new vehicular access
WARD:	Spring Park
APPLICANT:	Denise Topliss and Formhouse Limited
AGENT:	Mr David Corley
REFERRED BY:	Councillor M Aziz
REASON:	Traffic concerns
DEPARTURE:	No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

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

The proposal would contribute towards the Council's five year housing land supply and, as part of a balanced assessment, it is considered to be acceptable. As such, subject to conditions, no objections are raised with regards to the requirements of the National Planning Policy Framework, Policies S1, S10, H1, and BN9 of the West Northamptonshire Joint Core Strategy, and Saved Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The application seeks full planning permission for the construction of 5 detached dwellings with associated access point, garages, and parking.

2.2 During the course of the application the proposal has been amended to amend the design of the dwellings, reduce the number and size of detached garages, and increase soft landscaping to the front.

2.3 The Committee are asked to note that this application is one of three for a parcel of land on the western side of Harborough Road North, which form a row of 14 detached dwellings. Due to the similarity of these applications, the Committee Reports for each will largely be similar.

3 SITE DESCRIPTION

- 3.1 The application site comprises a vacant parcel of land on the western side of Harborough Road North, at the edge of the Borough boundary. To the west and north of the application site is a new housing estate under construction within Daventry District, to the south of the site is the Whitehills public house, and to the east of the site are large detached and semi-detached dwellings across Harborough Road North.

4 PLANNING HISTORY

- 4.1 Formed part of outline application N/1998/26 – Residential development, landscaping and open space at land west of Harborough Road North – Refused 19/09/1999. This was related to the Buckton Fields application at Daventry District Council. The Committee resolved to refuse the scheme based on policy E6. Policy E6 of the Local Plan, which is not a saved policy, outlined that in greenspace areas planning permission will only be granted where the proposed development would not unacceptably prejudice the function of the areas as listed and identified in appendix 2, which includes the application site. The site is outlined as important as it is a site on the edge of the built up area where retention of open space is proposed in order to maintain both the character and setting of the existing villages and resist the outward expansion of the built up area.
- 4.2 Following this refusal, planning permission was granted in December 2013 for the Buckton Fields development of 376 dwellings within Daventry District, which borders the application site to the north and west (outline permission – DA/2008/0500, reserved matters – DA/2013/0994). This development has been implemented, with the dwellings to the west of the site completed and those to the north nearing completion.
- 4.3 The result of this development at Buckton Fields is that the application site is no longer a green buffer at the edge of built development, but rather a piece of land surrounded by built form.

5 PLANNING POLICY

5.1 Statutory Duty

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

5.2 National Policies

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

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

Paragraph 60 - Housing needed for different groups in the community.

Paragraph 127 - Create places with a high standard of amenity for existing and future users.

Section 8 - Promoting healthy and safe communities.

Section 9 - Promoting sustainable transport

Section 12 - Achieving well-designed places.

5.3 West Northamptonshire Joint Core Strategy (2014)

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

Policy S1 - The Distribution of Development
Policy S10 - Sustainable Development Principles.
Policy H1 - Housing
Policy BN9 - Planning for Pollution Control

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

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

Policy E20 - New Development (Design)

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

6 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Councillor Aziz** – Call in to committee due to impact upon traffic of Harborough Road North and in line with concerns of Whitehills Residents Association.
- 6.2 **Whitehills and Spring Park Residents Association** – object. Site is not in Northampton Local Plan but was included in list of sites for consideration. Comments made were that the residents were advised the land would be retained as a pocket park, an objection that Harborough Road North could not cope with current traffic, Anglian Water would need to be consulted to determine if infrastructure and treatment upgrades required, and that environmental noise assessment and air quality assessments would be required. Unsafe to develop site until Local Plan published. Buckton Fields development outlined to increase traffic flow and improvements to junction made as a result. This development adds 14 houses directly onto Harborough Road North which would negatively affect the mitigation and highways improvements for Buckton Fields. The Northampton Low Emissions Strategy advises that sufficient mitigation will be needed for air quality but no such mitigation is proposed. Traffic flow in saturated and development would be tipping point to gridlock, and insufficient parking provided on site for development.
- 6.3 **NBC Public Protection** – No objection with regards to air quality subject to condition requiring the recommendation regarding mitigation measures are implemented in full prior to first occupation and a condition requiring a construction management plan. With regards to contamination, Public Protection accept report G12113-IR.
- 6.4 **NBC Arboricultural Officer** – Arboricultural method statement should be required through condition and the control measures specified within the Tree Survey Report should be required to be implemented.
- 6.5 **Northamptonshire Police** – No objection as houses address the street and have garages and parking in view. Where rear fence line is not backing onto another dwelling it should be supplemented with trellis topping. Hedge should be reduced to 1 metre.
- 6.6 **NCC Ecology** – Condition needed requiring the dismantling of the brash pile under a method statement. Low biodiversity value.
- 6.7 **NCC Highways** – No comment. Hedgerow needs to be cut back a minimum of 2 metres from the edges of the driveway on the highway verge itself.

- 6.8 **NCC Lead Local Flood Authority** – No objection subject to conditions on surface water drainage, ownership and maintenance of surface water drainage, and verification report of surface water drainage.
- 6.9 **NCC Archaeology** – Site subject to geophysical survey in association with Buckton Fields development and mitigation was undertaken by Northamptonshire Archaeology with this area identified as having little archaeological activity.
- 6.10 **NCC Key Services** – Request a contribution towards libraries.
- 6.11 **Environment Agency** – No comment.
- 6.12 **Daventry District Council** – No objection in principle to residential development on the land subject to views of the highway authority and a consideration of necessary planning obligations. Agree with Boughton Parish Council about the narrowness/closeness of dwellings in relation to character of surroundings. Question whether contemporary design is appropriate here in context of largely traditional character of surroundings. Consider proposed layout and house designs are repetitive and not in character with area, and consider that rear boundary treatment from Buckton Fields is likely to appear unattractive.
- 6.13 **Boughton Parish Council** – Contemporary design is not suited to the other properties at Buckton Fields and opposite on Harborough Road North, object on terms of highway safety and additional traffic, proposal is overdevelopment, proposed properties are too large and should be 3-4 bedroom which is more affordable for area, hedging close to pedestrian footway will affect pedestrian safety and cause visibility issues.
- 6.14 **Anglian Water** – Sewers may need to be diverted as result of proposal, there is available capacity for foul drainage and waste.
- 6.15 Twenty-four letters have been received from neighbouring properties objecting to the application. The concerns raised can be summarised as follows:
- Vehicle access onto Harborough Road North dangerous – hidden by hill and regular speeding.
 - Visibility from access points poor.
 - Vehicles turning right will be dangerous.
 - Pedestrians cross road by public house which will be made more dangerous.
 - Access should be from new estate to rear (Buckton Fields).
 - Other developers have been advised by NCC Highways that access points on Harborough Road North would not be acceptable.
 - Told would be pocket park.
 - Proposal should be climate proof – solar panels.
 - Proposal should improve biodiversity i.e. front hedge.
 - Object to application being split into three applications – makes it seem smaller than it is.
 - Concern that revisions not clearly explained to neighbours.
- 6.16 The following additional concerns were raised within application N/2018/1696 which is connected to this application:
- Do not want access from new estate to rear as on plans to property the road is outlined that it will not be amended or opened.
 - Hazard from construction traffic.
 - Air quality poor resulting in health risks.
 - With Buckton Fields development is cannot be argued that there is a need for this development.
 - Do not want as when buying property in Buckton Fields advised would be park.
 - Don't want more houses, want green space or adventure park.

- Harborough Road North is gateway to Northampton and so development should be in keeping with houses adjacent.
- 6.17 Two letters of support have been received from neighbouring properties. The comments raised can be summarised as follows:
- Proposed designs of high quality and reflect semi-detached houses opposite.
 - 14 houses rather than 30+ which is likely with other developers less crowded development.
 - Reduced units means less traffic.
 - New access points may help calm traffic.
 - Conditions expected on construction traffic.
 - Should request traffic calming measures such as signage, speed signs, Pelican crossing by pub.
 - Whilst others wish for rear access it is believed that this would result in lesser environment and no improvements to vista.

7 APPRAISAL

Principle of development

- 7.1 The application site is in a residential area within the urban area of Northampton and therefore development of the site for residential purposes is acceptable in principle under Policy S1 of the Joint Core Strategy.
- 7.2 It is also the case that the Council cannot presently demonstrate a five year housing land supply. Therefore, in accordance with the presumption in favour of sustainable development in Paragraph 11 of the NPPF, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The development of the site for housing would contribute, albeit on a small scale, towards the Council's housing supply with associated social and economic benefits and this therefore weighs in favour of the proposal.
- 7.3 Whilst concern has been raised within neighbour letters that there is no need for more residential development in this area, as the Council cannot demonstrate a five year housing land supply, and residential development in this area is acceptable in principle under policy S1 of the Joint Core Strategy, it is considered that the principle for residential development is acceptable.

Design

- 7.4 Saved Policy E20 of the Northampton Local Plan and Policy H1 of the Joint Core Strategy place great importance on the quality of design of new developments and is in conformity with the NPPF which advises that planning should always seek to secure high quality design. The application site comprises an open piece of land surrounded by residential development to the north, east and west, and a public house to the south.
- 7.5 Concern was raised in neighbour letters that the proposed dwellings would appear out of character with surrounding properties due to plot widths and house designs.
- 7.6 The proposed dwellings are of slightly varying designs to introduce character and distinction between each property. The proposed dwellings utilise gable ends facing the street to complement the existing design characteristic seen on properties on Harborough Road North. The proposed plot widths are slightly narrower than that existing on the existing properties to the east of the application site, however this is only a minimal difference, and plot widths and sizes remain much more generous than those seen on the new residential estate to the west of the application site at Buckton Fields.
- 7.7 It is considered that the proposed dwellings would complement the existing characteristic of Harborough Road North, being detached dwellings that are not significantly different in size to

surrounding properties and utilising design characteristics of neighbouring properties to complement the street scene.

- 7.8 Plot 10 and plot 14 would be provided with a detached garage forward towards Harborough Road North. It is the case that the application as submitted proposed detached garages to the front of each house. The provision of five detached garages within the front garden could not be supported due to the impact upon the street scene. Subsequently the application was amended to provide two smaller garages for plots 10 and 14. The proposed garages are single storey with a flat roof with a height of 2.8 metres, and due to changing land levels on the site are set lower than the existing road. The reduced height and the set down screened by the existing hedgerow on Harborough Road North assists in screening these garages from Harborough Road North, thereby reducing their impact. Due to the minimal height and screening, it is considered that the proposed detached garages are acceptable in design terms.
- 7.9 Concern was raised by consultees that the rear boundary would be unattractive along Buckton Fields. The rear boundaries of plots 10-14 would run along the road for Badeslade to the west of the application site and the northern boundary would run along the new estate road to the north. It is considered that any boundary treatment along these elevations should be a brick wall of a high design quality which provides interest to the street scene. A condition is recommended requiring details of boundary treatments.

Amenity

- 7.10 Saved Policy E20 of the Northampton Local Plan, Policy H1 of the Joint Core Strategy and the NPPF all seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 7.11 The proposed dwellings are positioned approximately 32 metres from the neighbouring properties to the west on Badeslade, and set back approximately 22 metres from the highway verge to the east. Due to these separation distances it is considered that the proposed dwellings would not have an unacceptable impact upon neighbouring amenity to the east or west. To the north of plot 14 is new residential development as part of the Buckton Fields development which is nearing completion. The side elevation of plot 14 has been designed to step away from the northern boundary to reduce the impact upon neighbouring amenity to the north. A sufficient separation distance is retained with the properties to the north on Buckton Fields to ensure that there would not be an unacceptable overshadowing or loss of light impact as a result of the development. The application site borders application N/2018/1697 to the south.
- 7.12 The proposed dwellings have been designed such that there are no primary habitable windows within the side elevations of the properties. In order to restrict any potential overlooking between the properties, a condition is recommended for the northern windows within each property to be obscure glazed and fixed shut below 1.7 metres.
- 7.13 It is the case that the proposed dwellings provide good size rooms with adequate light for future occupiers, alongside sufficient garden amenity space. As such it is considered that adequate living conditions for future occupiers is provided.

Parking and highway safety

- 7.14 The Northamptonshire County Council Parking Standards seek 3 on plot parking space for 4 bedroom properties. The proposal provides 4 on plot parking spaces for each property alongside 1 garage space per property which could be used for the storage of bicycles. As such the proposal provides parking in excess of that required by NCC Highways Parking Standards.
- 7.15 A large number of objections have been received from neighbouring properties regarding the safety of the proposed access points onto Harborough Road North due to existing traffic issues, and highway safety concerns.

- 7.16 Northamptonshire County Council Highways Department have been consulted on this application and raise no comment on the scheme other than the need to provide visibility splays by the access points through shaping the hedge. With the NCC Highways Department not raising any objection to the proposed access points, it is not considered that a planning objection could be made to these access points on highway safety grounds.
- 7.17 Concern was also raised in a number of neighbour letters that access to the new dwellings should be via the new estate road to the west as opposed to Harborough Road North. It is the case that this is not what the application proposes and an assessment must be made of that before the Council.
- 7.18 Further concern was raised regarding construction traffic, and it is considered appropriate to attach a condition requiring details on construction management.
- 7.19 A neighbour letter also requested that the developer be required to provide traffic calming measures such as a Pelican Crossing by the pub. No traffic calming measures have been required by NCC Highways to make this application acceptable in highway safety terms and as such it would not be reasonable for the Council to make such a request.

Other considerations

- 7.20 Neighbour letters have been received raising concerns with the air quality in this area. The Council's Environmental Health Officer recommends a condition to requiring the air quality mitigation measures identified to be implemented prior to first occupation, and a further condition requiring a construction management plan. It is also recommended that a condition regarding unexpected contamination be attached to any approval.
- 7.21 The Council's Arboricultural Officer requests conditions requiring an arboricultural method statement and for the Tree Survey Report recommendations to be implemented on site. The tree survey report is based on the scheme as originally submitted prior to the retention of the front hedge, and as such it is considered that updated details of tree protection measures are required. As such it is considered reasonable to attach a condition require these details.
- 7.22 A number of residents' letters referred to this area of land being promised as a pocket park. The application site is a private fences off section of land surrounded by residential development, and as discussed above, the principle of providing residential development on this land is acceptable. The Council's planning department cannot require this piece of land to form a park and must assess the application as submitted.
- 7.23 The Northamptonshire Police request that the existing hedge fronting Harborough Road North be reduced to 1 metre to ensure houses face the street. The existing hedge row is an important ecological aspect of the site and is required to be retained by NCC Ecology officer. As such it is considered that the existing hedge should be retained as identified within the submitted plans.
- 7.24 NCC Ecology request conditions requiring the dismantling of the brash pile to be under an agreed method statement. A condition to this effect is recommended.
- 7.25 The Lead Local Flood Authority raise no objection to the scheme subject to conditions on surface water drainage. It is considered reasonable to attach such conditions.
- 7.26 NCC Key Services request a contribution towards library improvements as part of this application. It is the case that there are no planning policies supporting the requirement for contributions towards library improvements and as such it would be unreasonable to request such contributions as part of this application.
- 7.27 Anglian Water raise advice regarding connecting to sewers and it is considered that an informative would be appropriate pointing to this advice.

- 7.28 A neighbour letter raised concern that the proposals should be climate proof with solar panels. The Council does not have any planning policies which require developments to provide solar panels and as such it would not be reasonable to attach a condition requiring this.
- 7.29 A neighbour letters raised concern with the proposal on this site being split into three separate planning applications as opposed to one for 14 dwellings. The Council cannot dictate how applications are submitted and as such cannot stop the submission of three separate applications on this piece of land.
- 7.30 The Northamptonshire Police recommended that the rear fence is supplemented with trellis topping. Details on the proposed boundary treatments are recommended to be required through condition.

8 CONCLUSION

- 8.1 To conclude, the site is in an existing housing area within the urban area of Northampton and the principle of residential development on the site is therefore acceptable under the development plan. The Council also cannot presently demonstrate a five year housing land supply and it is therefore necessary to assess the proposal against the presumption in favour of sustainable development. In this instance, the proposal would comply with the development plan and would contribute towards the Council's housing supply with associated social and economic benefits. Furthermore, no harm has been identified that would significantly and demonstrably outweigh the benefits. Therefore, it is recommended that planning permission is granted subject to conditions.

9 CONDITIONS

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Block Plan Plots 10-14, Site Plan Plots 10-14, Plot 10 floor and elevation plans, Plot 11 floor and east and west elevation plans, Plot 11 north and south elevations, Plot 12 floor and east and west elevation plans, Plot 12 north and south elevations, Plot 13 floor and east and west elevation plans, Plot 13 north and south elevations, Plot 14 floor and elevation plans, Garage plans.

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

3. No development shall take place until a construction environment management plan or method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period and shall provide for:

The control of noise and dust during the development process;
Traffic management and signage during construction;
Provision for all site operatives, visitors and construction vehicles loading, parking and turning within the site during the construction period;
Arrangements during the construction period to minimise the deposit of mud and other debris onto the adjacent highway;
The safe means of access of construction traffic to the site;
The hours in which deliveries and construction works would take place.

Reason: In the interests of securing a satisfactory impact upon the highway system and neighbour amenity in accordance with the requirements of the NPPF and Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

4. Prior to the commencement of the development hereby approved a method statement for the dismantling of the brush pile, taking into account potential reptile basking and/or harbourage, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved method statement.

Reason: To ensure appropriate protection of potential ecology on the site in accordance with the NPPF. This is a pre-commencement condition to ensure timely submission of details.

5. Prior to the commencement of the development hereby approved an arboricultural method statement shall be submitted to and approved in writing by the Local Planning Authority. The submitted statement shall include details of how the proposed development can proceed without causing harm to the retained trees, alongside protective barrier fencing and ground protection measures. The development shall be undertaken in full accordance with the details approved.

Reason: To ensure appropriate protection of retained trees and in the interests of amenity in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

6. The remediation method statement associated with report reference G12113-IR dated October 2012 by Nicholls Colton Geotechnical shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be undertaken in accordance with the approved details.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

7. Prior to the commencement of development a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to the Upper Nene Catchment standard of a 1 in 200 years plus climate change event and subsequently be implemented in accordance with the approved details before the development is completed. The details of the scheme shall include:
 - i) BRE 365 Infiltration test results with any soakaways designed for the 1/200 year plus 40% climate change event accompanied by full and appropriately cross-referenced supporting calculations.
 - ii) Full WinDES modelling or similar with the details on proposed discharge rates, simulating storms through the whole drainage system, with results of critical storms, demonstrating that there is no surcharge in the system for the 1 in 1 year, no above ground flooding for the 1 in 30 year, and that any above-ground flooding for 1 in 200 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change.
 - iii) A detailed drainage plan (appropriately cross-referenced to supporting calculations) for the development which clearly indicates the location of all proposed drainage elements.
 - iv) Full details of permeable paving.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy BN7 of the West Northamptonshire Joint Core Strategy by ensuring the satisfactory means of surface water attenuation and discharge from the site. This is a pre-commencement condition to ensure timely submission of details.

8. Prior to first occupation of the development hereby approved, a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site shall be submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. The submitted details shall include:

- i) Details of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption;
- ii) A maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used;
- iii) A site plan including access points, maintenance access easements and outfalls;
- iv) Maintenance operations areas to be identified and shown on plans to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.
- v) Details of expected design life of all assets with a schedule of when replacement assets may be required.

Reason: To ensure the future maintenance of drainage systems associated with the development.

9. Prior to first occupation of the development hereby approved, a Verification Report for the installed surface water drainage system for the site by a suitable qualified independent drainage engineer shall be submitted to and approved in writing by the Local Planning Authority based on the approved drainage strategy. These shall include:
- i) Any departure from the agreed design is in keeping with the approved principles;
 - ii) Any as-built drawings and accompanying photos;
 - iii) Results of any performance testing undertaken as a part of the application process (if required/necessary);
 - iv) Copies of any statutory approvals, such as land drainage consent for discharged etc.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

10. Prior to the construction of the new dwellings hereby approved above ground floor slab level, details of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

11. Prior to the construction of the new dwellings hereby approved above ground floor slab level, full details of the method of the treatment of the external boundaries of the site (including a brick wall of a high design quality along the western and northern boundaries) together with any other means of enclosure to be erected within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the new dwellings hereby permitted.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory and safe standard of development in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

12. Notwithstanding the submitted details, prior to the construction of the new dwellings hereby approved above ground floor slab level, a detailed scheme of soft landscaping (including the provision of tree planting within the areas marked lawn on plan 'Site Plan Plots 10-14') for the site shall be submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in

accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

13. The parking spaces shown on approved plan 'Site Plan Plots 10-14' shall be constructed prior to the first occupation of the dwellings hereby approved and retained thereafter solely for the parking of vehicles.

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

14. The windows within the northern elevation of units 10, 11, 12, 13, and the rooflight serving the first floor bathroom within plot 14 shall be glazed with obscure glass to level 3 or higher of the Pilkington scale of privacy or equivalent and be fixed shut below 1.7 metres above floor level, before the development hereby permitted is first occupied and thereafter retained in that form at all times.

Reason: In the interests of residential amenity and to safeguard the privacy of the adjoining properties in accordance with Policy E20 of the Northampton Local Plan 1997 saved policies.

15. Prior to first occupation of the dwellings hereby approved, a vehicle to pedestrian visibility splay of 2mx2m shall be provided at each access point. The splays shall thereafter be maintained free of obstruction above 0.6 m in height.

Reason: In the interest of highway safety and in accordance with the National Planning Policy Framework.

16. The air quality mitigation measures identified within report AQ-REP-1011338-5A-20190521-Harborough Road North-R1 dated 21 May 2019 shall be implemented on site prior to first occupation of the dwellings hereby approved and retained at all times thereafter.

Reason: In the interests of residential amenity and to secure a satisfactory standard of development in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

17. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

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

Reason: In the interests of residential amenity and to prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan and Policy H1 of the West Northamptonshire Joint Core Strategy.

INFORMATIVE:

Anglian Water:

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. If the sewers need to be diverted as a result of this development Anglian Water advise that this will be 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.

Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contact Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted without agreement from Anglian Water.

No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087

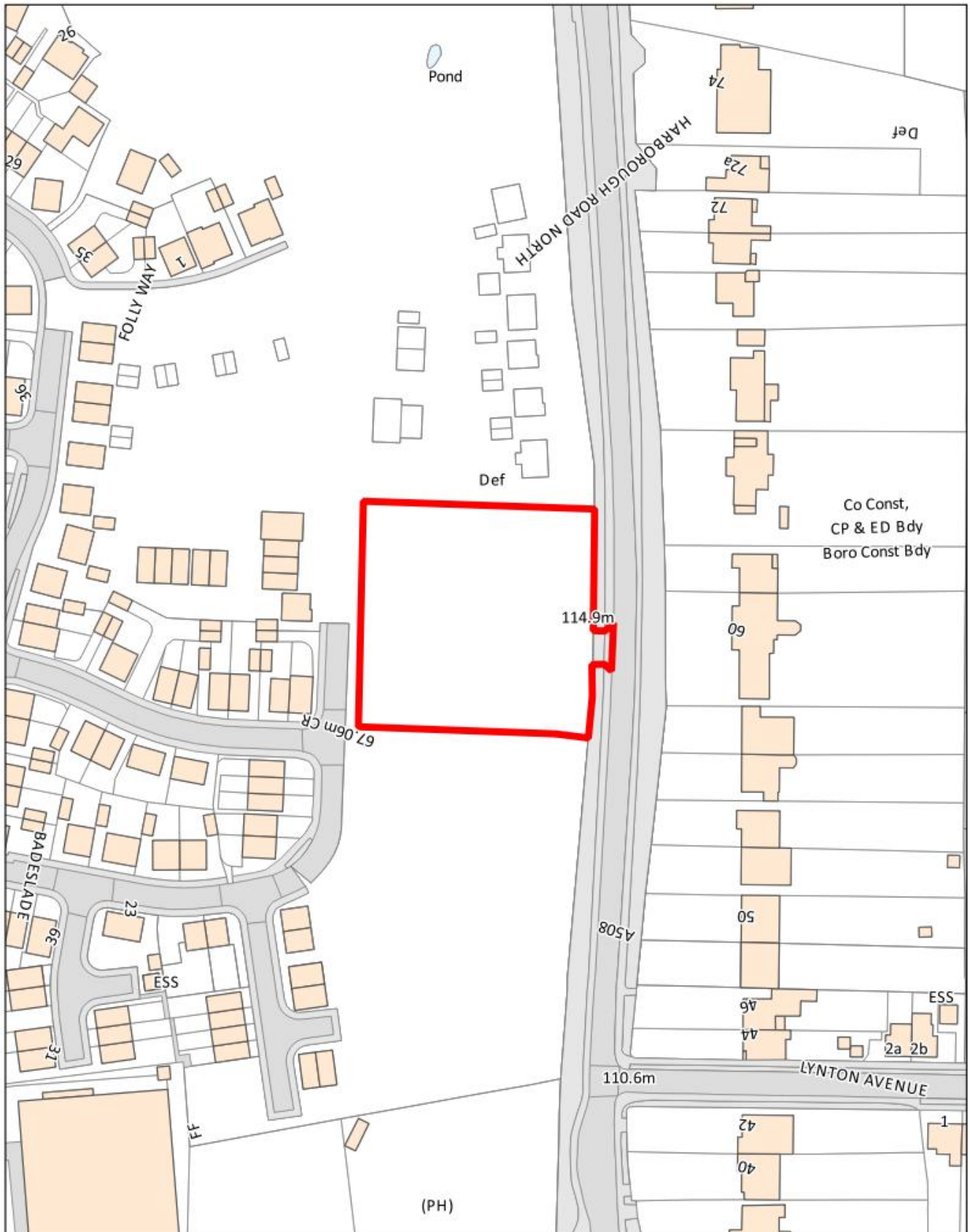
The developer should note that the site drainage details have not be approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Section 104 of the Water Industry Act 1991) they should contact Development Services Team on 0345 606 6087. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers as supplemented by Anglian Water's requirements.

10 LEGAL IMPLICATIONS

10.1 The development is CIL liable.

11 SUMMARY AND LINKS TO CORPORATE PLAN

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



Title: **Plot 3 Harborough Road North**

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Date: 20-06-2019

Scale: 1:1,250

Drawn by: -----