



Applicant: George
Wimpey West Midlands

Application No:
08/0123/REMWND

Date Registered:
28.03.2008

Expiry Date: 27.06.2008

Ward: Abbey North

Daventry UDA Planning Committee Paper

Report by Interim Director of Planning
and Development

Date of Committee Meeting: 05/08/2009

Agenda Item: 4

Description: Reserved matters application including access, layout, scale, appearance and landscaping for erection of 22 dwellings with associated access pursuant to outline planning consent DA/2002/0073 dated 5th July 2002 for residential development with provision for public open space, school and new access (period for reserved matters submission extended by planning consent DA/2005/0653 dated 1st September 2005).

Address: Site 6A, Middlemore, Daventry, Northamptonshire

1. Recommendation

The application is delegated to the Interim Director of Planning and Development or appropriate officer to:

- 1.1 Subject to the prior completion of a S106 agreement in accordance with the terms set out below in this updated recommendation, and subject to the imposition of the additional planning conditions set out in this updated report and those previously identified in the original report; **approve** the development for the following reason:
- 1.2 The proposed development is considered appropriate in this location. It would not materially harm the visual amenity of the surrounding area, adversely impact upon residential amenity or have a detrimental impact on highway safety. The proposal is therefore found to be in accordance with Policies GS5 (Design), GS6 (Infrastructure) of the Northamptonshire County Structure Plan and Policies GNI (General Policy- Protect and Enhance the

Environment), GN2 (General Policy), GN3 (Implementing Development), EN25 (Landscaping), EN26 (Landscaping Implementation), EN35 (Protecting Sites in Daventry Town), EN42 (Design of Development) HS4 (Housing Land in Daventry), HS25 (Affordable Housing) of the Daventry District Local Plan, as well as Planning Policy Statement 1 (Sustainable Development) and Planning Policy Statement 3 (Housing).

2. Summary

- 2.1 This application was last reported to the Daventry Area Planning Committee at its meeting on the 25th June 2008, when it was resolved to approve the application subject to a comprehensive Section 106 agreement being completed. Despite extensive discussion, to date, no Section 106 agreement has been concluded and planning permission has not been issued.
- 2.2 As Members will be aware, since that time the housing market has declined dramatically somewhat, as the country has experienced a widespread economic recession associated with the 'credit crunch'. Regrettably, the house building industry in West Northamptonshire has been affected as much as any other place in the United Kingdom (UK); indeed, according to latest information negative equity in the East Midlands and Northampton in particular is reportedly the worst in the country (Financial Times, 22 June 2009).
- 2.3 The impact of this on both planning permissions WNDK has granted and developments that are being considered at the present time is that the viability of these schemes has been detrimentally affected, and schemes that once would have been delivered are no longer feasible in the current market. Given WNDKs statutory remit to deliver both growth and infrastructure to West Northamptonshire, Officers have been in discussions with developers on how to bring about sites in the current market that *does not* reduce the quality or environmental standards of the development and still allows for the applicants to make appropriate financial and other contributions towards new infrastructure in West Northamptonshire in line with our Planning Obligations Strategy.
- 2.4 This planning application is the subject of one of those discussions. The applicant, George Wimpey, have approached WNDK to advise that based on the current market conditions this planning permission is no longer deliverable. They have identified a number of measures they consider need to be taken to be taken in order to reduce the overall costs of developing the site such that it can be built and still deliver a nominal (although very small) profit. Importantly, George Wimpey have stated that their main objective is to start on site as soon

as possible to retain the skills of their local workforce and to ensure that in essence the financial losses they are currently making on the site (through interest payments etc) are minimised.

- 2.5 This report will set out the result of those discussions and what measures should be undertaken that would allow the development to proceed, along with a review and update of the application generally. Furthermore, the report will identify the requirement for this site to engage with WND's Construction Futures project.

3. Review and Update

- 3.1 Since the previous committee resolution the development plan policy context has changed slightly in terms of the Regional Spatial Strategy. WND has also consulted on a set of 'planning principles', including a standardised charge regime for Section 106. Notable changes include:

East Midlands Regional Plan (Regional Plan)

- 3.2 This was published on 12 March 2009 and now forms part of the Development Plan. This provides the policy framework for development and investment in the Region up to 2026. The document replaces RSS8 (March 2005) with the exception of Part A of the Milton Keynes and South Midlands Sub-Regional Strategy, and replaces all policies of adopted Structure Plans with the exception of Northamptonshire Structure Plan Policy SDA1.
- 3.3 The publication of the final version of the Regional Plan follows the original draft published for public consultation in September 2006, the Examination in Public (EIP) held between May and July 2007, and the Proposed Changes to the Regional Plan issued for public consultation in July 2008.
- 3.4 Of particular relevance are the policy changes in respect of housing provision. Policy 13 of the 2008 version set out dwelling figures for each Local Authority and Housing Market Area (HMA) for the period 2001-2026. In the 2009 published version Policy H13 has been split in to two. Policy 13a deals with housing provision for the period 2006-2026 by Local Authority and HMA across the East Midlands, with the exception of Northamptonshire. Policy 13b deals with Northamptonshire and sets out, by HMA only, the level of provision for the period 2001-2026.

Whilst in overall terms there has been a slight reduction in the level of housing provision across the Region for the plan period, the changes do not materially impact on the level of housing provision in Northamptonshire.

- 3.5 Policy MKSM SRS Northamptonshire 1 breaks down the figures from Policy 13b in to five 5-year periods. The first four of these (i.e. 2001-2021) are broken down on an annualised basis by Local Authority area, whereas the final five year period (2021-2026) is broken down by HMA only (North Northamptonshire HMA and West Northamptonshire HMA). It is in respect of this latter five year period (2021-2026) that the 2009 version differs from the 2008 version. The 2008 version included annualised figures by Local Authority, which effectively rolled forward the annualised figures for 2001-2021, whereas the 2009 version replaces this with an HMA-wide figure, with no break down by Local Authority area.
- 3.6 In addition to the above, the reference to housing figures being expressed as a 'minima' in Policy 13 of the 2008 version has been removed. The 2009 version makes clear that, certainly for monitoring purposes, the housing figures are fixed reference points (albeit higher figures can be 'tested' by Local Authorities if they are justified through Development Plan Documents). This approach enhances the role of the West Northamptonshire Joint Core Strategy in the overall process of determining housing provision in the HMA to 2026. Finally in terms of housing provision, the reference to Daventry growing towards a population of about 40,000 by 2021 has been re-stated in the 2009 version.
- 3.7 A number of other policies have been amended between the 2008 and 2009 versions of the Regional Plan. The key policy changes as they relate to this application are summarised in the table below:

Policy (2009)	Key Changes (from 2008)
Policy 2 (Promoting Better Design)	Now incorporates the need for improved design as a general goal.
Policy 3 (Distribution of New Development)	Title of the policy changed from Concentrating Development in Urban Areas to Distribution of New Development in order to more accurately present its function as a set of principles to guide the location of development in all parts of the region. Minor changes to the supporting text of the policy.

Policy 14 (Regional Priorities for Affordable Housing)	The targets have been re-based against 2006. The indicative affordable housing target for the West Northamptonshire HMA has been revised to 17,900 dwellings in the period 2006-2026.
Policy 18 (Regional Priorities for the Economy)	Economic growth forecasts for the Region deleted.
Policy 32 (A Regional Approach to Water Resources and Water Quality)	Additions to the policy, including- Use of water cycle studies to identify land for development and the phasing of development; Need to ensure provision of infrastructure for water supply and waste water, whilst meeting water quality standards.

WNDC Planning Principles (2009)

- 3.7 Publication of WNDC Planning Principles (2009) – sets out our Corporate Objectives, which are to deliver development and infrastructure that enables regeneration and growth in Northampton, Daventry and Towcester; to ensure that new development is supported by appropriate jobs, infrastructure and town centre regeneration; and, to ensure that new development meets the Government’s design quality and environmental standards and is integrated into existing communities.

Planning Obligations Strategy

- 3.8 The Planning Obligations Strategy (POS) sets out WNDC’s approach to planning obligations, in particular, the arrangements for a ‘Standard Charge’ to be applied, initially, to new residential development within WNDC’s area. The principal objective of the Strategy is to ensure that development contributes appropriately, both financially and/or in kind, towards the infrastructure needed across WNDC’s area to deliver sustainable growth. Funding from planning obligations will be used, alongside other funding sources, to ensure that essential infrastructure, facilities and amenities are brought forward at the appropriate time, so that the growth and regeneration outcomes sought for the area can be achieved.
- 3.9 The application before Members is not a full “standard charge” in that it was already ongoing when the POS was fully adopted. However, it is important to note that the principle of the POS was and has been an essential part of all of the discussions surrounding this Section 106 Agreement.

Policy review summary

- 3.10 Officers consider that these changes have not given rise to any new material considerations or changed the overall balance of such considerations so that the proposal would now be deemed unacceptable in principle.

4. Scheme viability

- 4.1 As discussed above, Gorge Wimpey have requested that on the basis of the schemes viability the planning permission is altered so that the site can be delivered. George Wimpey have requested the following amendments:

1. The removal of all agreed Section 106 contributions;
2. The removal of all affordable housing provision with the site;
3. The removal of the requirement to build the dwellings to Level 3 of the Code for Sustainable Homes and instead build to Code Level 2.

- 4.2 This proposal was, to say the least, highly undesirable and would, in Officers view, lead to a form of development that was unacceptable in planning terms. Officers note that the site was purchased at a time when the market was at its most buoyant, and that since this time the house building sector has suffered as a result of the economic climate, but as a matter of principle in terms of Government policy, the Development Plan (including Supplementary Planning Guidance) and WNDGs Corporate objectives do not consider that this inherently warrants the removal of all Section 106 contributions, affordable housing provision and to build the dwellings to Level 2 of the Code for Sustainable Homes. Officers consider that these elements of the scheme are fundamental in making the development acceptable and without them would not recommend approval of planning permission.

- 4.3 However, having said this, Officers do accept that the economics of the development have been adversely impacted by the economic climate (based in part on a financial appraisal submitted by George Wimpey) and that the current planning permission will not be delivered. Therefore, Officers proposed to Gorge Wimpey that a range of measures could be introduced to help facilitate the delivery of the scheme. These were:

1. A flexible arrangement for the phasing of payments to allow the site to be built out and payments to be linked to occupancy.

2. To reduce the overall level of Section 106 contributions by 10%; this would need to be identified in the Section 106 as a concession WNDC has made to allow the delivery of the site.
3. If the development starts in 6 months and the Section 106 is signed within one month and builds out over the next 12-18 months or the financial sum (10%) is clawed back
- 4.4 Following further discussions with George Wimpey an in principle agreement has been reached and it is this agreement which is being presented to Members for consideration and approval. The basis of this agreement is that WNDC will reduce the overall level of contribution sought from this Section 106 by 10%, and these payments will be phased to link to the occupancy of the development. The rationale for this phasing is that it allows the site to generate some form of cash flow for the developer and it is this issue of available cash that is of most importance to George Wimpey (as it is with most businesses in the current economic climate).
- 4.5 The following payments have been agreed in principle with George Wimpey and are presented to the Planning Committee for consideration as a variation from that approve in June 2008:

Item	WNDC (22 plots)	
	Existing Committee Resolution	Proposed
Community Fund	£ 5,307	£ 4776
Library Contribution	£ 1,718	£ 1,546
Public Open Space	£ 16,970	£ 15,273
Staff Monitoring	£ 602	£ 542
Transport	£ 36,365	£ 32,729
Health	£ 27,346	£ 24,611
Public Art	£ 6,600	£ 5,940
Town Centre	£ 29,150	£ 26,235
Construction Futures	£ 2,134	£ 1,921
Leisure & Recreation	£ 26,245	£ 23,621
Strategic Infrastructure	£ 22,000	£ 19,800
Education	£ 10,304	£ 9,274
Totals	£ 184,587	£ 166,268

4.6 All this is under pinned by the obligation that gives WNDC the ability to move the contributions around in order that the key infrastructure can be delivered when required.

4.7 The following payments have been agreed in principle with George Wimpey and are presented to the Planning Committee for consideration as a variation from that approve in June 2008:

1. The staff monitoring payment of £602 (proposed £542) will be paid upon our commencing development.
2. Upon occupation of the 10th dwelling within the WNDC land, 25% of the other (excluding the monitoring payment) commuted payments will be made to WNDC.
3. Upon commencement of the 20th dwelling within the WNDC land, 75% (the balance) of the other (excluding the monitoring payment) commuted payments will be made to WNDC.
4. In the event that work does not commence on site within 6 months of the WNDC Section 106 agreement being executed, the 10% reduction will cease to apply and the original commuted payments will take effect.

5. In the event that the 22 number WNDC dwellings are not practically complete within 2 years of commencing development on the WNDC land, the 10% reduction will cease to apply and the original commuted payments will take effect.

4.8 Broadly speaking, Officers consider that this compromise solution is acceptable. Whilst it is true that it would lead to a reduction of £18,319 of Section 106 contributions Officers consider that given WNDCs remit to deliver housing in West Northamptonshire this is a 'price worth paying' to help kick-start a relatively small, but important nonetheless, site. It is considered that this is a practical, reasonable and sensible way forward to take the development process forward. Again, it would be true to say that Gorge Wimpey have not achieved the significant reductions they first proposed (in relation to affordable housing and the environmental quality of the development) but as discussed above, part of their rationale is to ensure that this site can start to be built out so they do not lose local skilled construction workers and reduce the financial loss they are making by not building out the site.

4.9 Another point worth noting is that since June 2008 WNDCs solicitors have been preparing a draft Section 106 document that has been subject to modification several times by both Gorge Wimpey and WNDC on quite technical and legal points (i.e. not in relation to the overall heads of terms). As per our normal working practices George Wimpey have agreed to finance WNDCs legal costs associated with this process and given the significant changes that will be required to the draft document to incorporate the above changes WNDC will require Gorge Wimpey to agree to cover these further costs. Subject to Members approval of the revised recommendation an undertaking will be sought from Gorge Wimpey prior to the Section 106 being prepared.

4.10 Members will be aware that part of this site falls with the jurisdiction of Daventry District Council (DDC), and that Gorge Wimpey have been in similar but separate discussions with them regarding these matters. WNDC Officers have discussed these matters with DDC Officers and have advised them of our intended approach on this application. At this time Officers are unaware of what approach DDC are to take with this site.

5. Construction Futures project

5.1 In accordance with the Planning Obligations Strategy and in line with other recent WNDC agreements, WNDC is seeking a contribution to employment training in support of the

Construction Futures programme. WNDC is seeking a contribution of £97 per dwelling, alongside a Construction Training and Employment Plan (CTEP).

- 5.2 Members will be aware that in 2007, WNDC established the Construction Futures project in association with the East Midlands Development Agency. The objective of the project is to achieve significant social and economic added value for local communities (in terms of skills levels, employment and household income) through construction training and procurement programmes linked to development.
- 5.3 Significant investment has already been made in setting up the operational and partnership working arrangements with Moulton College to deliver the initiative, including the establishment of a management committee, appointment of staff, the setting up of a Daventry office and the achievement of Construction Skills Academy status.
- 5.4 A technical report prepared on behalf of WNDC by Research and Project Management Ltd (Targeted Recruitment and Training Requirements: Proposals for Planning Policies, s106 Requirements and Implementation, February 2008) provides the detailed evidence base justifying the inclusion of covenants within Section 106 agreements to provide onsite trainee employment as well as a developer contribution towards the cost of delivering construction training. In summary, this evidence base highlights the fact that the development growth in the WNDC area has the ability to create an additional 100 to 150 new construction career opportunities per year but the potential for construction careers is not being matched by entry opportunities. It also identified that there was a non-employed population of over 20,000 benefit claimants in WNDC (2006 figures) and 4,500 schoolleavers per year, which provide a reservoir of potential employees that can help relieve the labour market pressures without adding to the cost of public services e.g. health, education, policing etc.
- 5.5 During the negotiation of the Section 106 Agreement for this site the sum of £97 per dwelling (total £2,134) was agreed under the 'Skills, Training and Economic Development Contribution'. This was in essence the forerunner to the Construction Futures project being fully established. Given the principle and amount (albeit it reduced by 10%) of this contribution has already been agreed it is not considered that this matter needs to be revisited. However, now that the Construction Futures Strategy has been fully developed it is expected that this and other sites will have a direct involvement in the Construction Futures project which will be controlled though the Section 106 Agreement.

- 5.6 Officers have been engaging with Gorge Wimpey regarding the extent of their involvement with the Construction Futures project. Gorge Wimpey have advised that they have their own apprenticeship schemes that they subsidise and obviously would not wish for further skills training to affect their overall development costs. However, Officers are currently discussing the particulars of this engagement with Gorge Wimpey and can advise Members that the overall costs of participation are negligible.
- 5.7 At this stage Officers would advise that these discussions are still ongoing and subject to members agreeing the resolution as set out insofar as the 10% reduction is concerned that these discussions should continue and be resolved with Gorge Wimpey prior to planning permission being issued.
- 5.8 WNDC has already concluded other Section 106 agreements supporting the Construction Futures project and expects George Wimpey to enter into an appropriate agreement for on-site trainee employment and to make an appropriate contribution towards the off-site employment training.

6. The outcome of the Committee of 25th June 2008

- 6.1 The members of the committee debated the application, the following resolutions were made
1. That the application be approved and that the Section 106 Agreement be delegated to the Planning and Development Director or appointed officer to approve.
 2. That delegated powers be afforded to the LPA to amend plans or add conditions in accordance with future responses received from consultees.
- 6.2 Since that time Officers have been working with the applicants architect and agent to resolve the matters that were raised through the further consultation responses received. Whilst this process is still ongoing Officers can give the following update.

Design and Layout

- 6.3 The general design and layout of the development exhibits no substantial changes to what went before the Daventry UDA Planning Committee in June 2008. 22no. residential units are located in the same positions as what was previously approved in principle by the Committee.

Highways

- 6.4 NCC Sustainable Transport (Highways) were consulted upon the latest drawings, they detailed no objections in principle to the proposals. However, Highways did request a couple of minor alterations to the proposed layout of Site 6a that should be dealt with via planning conditions.
- 6.5 Firstly, Highways suggest that the pedestrian footway should be extended along the eastern side of the access road so as to reach the parking spaces allocated to Plots 8 and 9. Secondly, to both sides of the entrance into the parking court serving Plots 1-5 inclusive and Plot 10, pedestrian splays of at least 2m x 2m shall be provided. At present these areas are indicated as 1.8m high brick screen walls. Both these suggested conditions should be imposed to ensure a quality and safe development.

Landscaping

- 6.6 Additional landscaping has been added to the eastern boundary of the site (between Plots 6 and 11) and is to be accompanied by a 1.2m tall three-rail timber fence running the eastern boundary of the site. Informal short-cut access through this particular area was a concern previously stated by the CPDA at Northants Police. The additional landscaping appears to adequately guard against this occurring. The Police stated that defensive planting would be a potential solution.
- 6.7 An area of new planting is indicated adjacent to the car parking areas serving Plots 8 and 9. The previous report that went before the UDA Planning Committee in June 2008 detailed a condition ensuring that the existing hedgerow is protected and preserved in this area. The agent for the applicant has stated that this issue has been discussed with their architect and arboriculture expert and they opine that the existing section would die as a result of the work taking place in the surrounding area. DDC Landscaping have been consulted upon this particular issue. It may be the case that the new planting plan is of sufficient quality to allow this particular condition (Condition 6) to be removed.
- 6.8 A response is also awaited from DDC Landscaping Officer as regards a submitted Soft Landscape Maintenance Report. The original report detailed a condition (Condition 5) requiring a detailed and comprehensive maintenance schedule to be submitted for approval. This condition may also be potentially removable if the information is considered adequate by DDC Landscaping.

Ecology

- 6.9 Natural England have been consulted upon a newly submitted Ecological Appraisal and associated Reptile Survey. Natural England responded the original submission with concerns relating to the need for ecological investigation to occur. This was previously covered by a planning condition (Condition 4). A response from Natural England is awaited, which may allow the removal of this condition if the submitted information is considered acceptable.

7. Summary

- 7.1 Overall, it is considered that the small reduction in the Section 106 payments and the flexible payment schedule proposed are two key measures that, if agreed, could facilitate the delivery of this site. Given WND's statutory role as a delivery agency Officers consider that in these difficult economic times it is important for WND to be proactive in facilitating planning permissions that are not only of high quality in terms of design and environmental credentials etc, but that are viable for developers, as without this sites will remain dormant.
- 7.2 The separate planning matters associated with this site are close to being agreed and subject to the Section 106 Agreement being resolved this planning permission can be issued and works can start on site.

Conditions

1. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, no development shall be carried out which falls within Classes A (extensions), E (outbuildings), or F (hard surfaces) of Part 1 of Schedule 2 to the Order, that would enable an additional car or other motor vehicle to be parked within the residential curtilage, without the prior express consent of the Local Planning Authority.

Reason: To ensure that the amount of on-plot car parking provision is not increased.

2. Before the development is commenced, full details of the lighting columns and surface mounted lighting to the parking courts and their management shall be submitted to and approved in writing by the Local Planning Authority. The lighting columns shall be provided before the occupation of any of the dwellings served by the parking courts or in accordance with a programme to be agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and the safety and security of residents.

3. Prior to the commencement of development details of the proposed finished floor levels to all new onsite buildings shall be submitted to and approved in writing by the local planning authority. The submitted details shall clearly depict the finished floor level relationship of these dwellings to the finished floor levels of the approved dwellings situated along the north-west boundary of Middlemore Site 5b. Development shall be completed in accordance with the approved details.

Reason: In the interests of the amenities of adjacent occupiers.

4. No development shall take place until a detailed and comprehensive scheme to increase biodiversity within the application site has been submitted to and approved by the local planning authority. Development shall be in complete accordance with the approved details.

Reason: To ensure that ecological issues are fully considered and promoted in relation to ecological targets for the region.

5. No development shall take place until a detailed and comprehensive maintenance schedule is submitted to and approved in writing by the Local Planning Authority.

Reason: To comply with guidance within the Landscape Code of the Middlemore Masterplan and with policy EN25 of the DDC Local Plan.

6. Notwithstanding the submitted details, the section of hedge located adjacent to Plot 8 south of the internal access road shall be maintained as existing and protected during construction work (please refer to Condition 5 attached to the Outline Permission DA/2002/0073 which requires details of protection measures for retained trees and hedges to be submitted to the LPA for approval).

Reason: To retain existing mature vegetation on site and to comply with Landscaping Officer comments.

7. Notwithstanding the submitted details, details of bin storage to serve the site shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of development and shall be implemented in accordance with the approved details prior to the first occupation of the development.

Reason: In the interests of the amenities of future inhabitants of the development.

8. Notwithstanding the submitted details, a revised Planning Layout drawing incorporating an extended footway along the eastern side of the access road running into the site shall be

submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development shall be implemented in accordance with the approved details prior to the first occupation of the development.

Reason: In the interests of the amenities of future inhabitants and to ensure a satisfactory crossing point and footway access.

9. Notwithstanding the submitted details, pedestrian splays of at least 2m x 2m shall be provided and retained at all times to either side of the vehicular access into the parking court serving Plots 1 to 5 and Plot 10. Accordingly the brick wall screens shown in this area on the Planning Layout (Rev J) shall not extend above 600mm in height within 2m of the vehicular access way.

Reason: In the interests of highway safety.

APPENDIX A: Original report

1. Recommendation

1.1 That the application be APPROVED subject to:

- an appropriate Section 106 Agreement as set out in the report and then the matter be delegated to the Planning and Development Director or appointed officer.
- delegated powers being afforded to the LPA to amend plans or add conditions in accordance with future responses received from consultees.

1.2 The proposed development is considered appropriate in this location. It would not materially harm the visual amenity of the surrounding area, adversely impact upon residential amenity or have a detrimental impact on highway safety. The proposal is therefore found to be in accordance with Policies GS5 (Design), GS6 (Infrastructure) of the Northamptonshire County Structure Plan and Policies GN1 (General Policy- Protect and Enhance the Environment), GN2 (General Policy), GN3 (Implementing Development), EN25 (Landscaping), EN26 (Landscaping Implementation), EN35 (Protecting Sites in Daventry Town), EN42 (Design of Development) HS4 (Housing Land in Daventry), HS25 (Affordable Housing) of the Daventry District Local Plan, as well as Planning Policy Statement 1 (Sustainable Development) and Planning Policy Statement 3 (Housing).

2. Summary

2.1 The development at Middlemore is identified in the Local Plan (Policy HS4), and has an adopted Supplementary Planning Guidance in March 2007 (The Site 6 Development Brief).

2.2 This is a reserved matters application for the development of Middlemore Site 6. Outline permission for this site was granted in 1999 and the time limit for the submission of these reserved matters has been extended in 2002 and again in 2005. The first reserved matters application was granted in 2002 for Site 1. Since then sites 2, 3, 4, 5A and 5B have received planning permission for residential development.

2.3 Each site has its own Development Brief (DB) developed by Daventry District Council to ensure consistency throughout the Middlemore development and to ensure the individuality of each site.

- 2.4 The principle of residential development on this site has already been approved with all further matters reserved for a later date. Overall, 56 dwellings are being applied for across the entirety of Site 6. Originally 57 dwellings were applied for, but subsequent amended plans incorporate one less dwelling within Site 6b due to layout alterations. The site is split into two sections with the northern-most of these sections (Site 6b) falling outside of the WNDC Daventry Urban Development Area. The application on Site 6b therefore falls under Daventry District Council's (DDC) jurisdiction, and constitutes 34 dwellings with associated reserved matters. A separate reserved matters application for the formation of the site access has also been submitted to DDC.
- 2.5 The southern-most section of the site (Site 6a) does fall within the WNDC Daventry Urban Development Area and is the focus of this particular application. The matters for consideration are the layout, scale, appearance and landscaping for the erection of 22 dwellings.
- 2.6 The dwellings would range from single bedroom 1st floor apartments to 3 bedroom town houses. The parking is provided through a mixture of allocated garage spaces and additional driveway spaces.
- 2.7 Due to issues brought forward by the consultation process the applicant was requested to submit amended plans to satisfy these concerns. These amended plans have gone out on a 14 day re consultation to all the original consultees. Due to the amended plans being received only narrowly before the submission of this report, there has not been sufficient time to draw responses from these consultees. However, the amended plans have been inspected and appear to follow the advice given by NCC Sustainable Transport, Northamptonshire Police and DDC Landscaping Department. There are not anticipated to be further issues that need rectifying. If further issues were to arise, this report seeks delegated powers to amend the scheme accordingly.

3. Description of Proposal

- 3.1 This application seeks the erection of 22 dwellings at Site 6a Middlemore. 7no. (32%) of the dwellings would be classified as affordable, 6no. of these would be for social rent and 1no. would be for shared ownership. The development of the 56 dwellings across the whole of the site (Sites 6a and 6b combined) includes 20 affordable units (36%) where 8 of these units

constitute shared ownership properties.

- 3.2 The application has a varied layout, with different house types being offered on the site. There are 3 different house types proposed for the 15 private housing units, all of which contain 3 bedrooms. Landmark buildings are proposed along the eastern boundary of the site to augment the quality of the development. For the 7 affordable units three further different house types are proposed; these are to be accommodated within 1 and 2 bed dwellings/ first floor apartments.
- 3.3 The proposed layout broadly follows that set out in the DB – Plan 2: Layout Principles. The overall development includes a LAP (Local Area for Play), which is in accordance with the DB. Although proposed close to the centre of Site 6, it is situated to the north-west of the prominent existing hedgerow and therefore falls within Site 6b, although it is intended to serve all 56 residential units across Site 6.
- 3.4 Car parking is provided at an average of 1.5 off-street car parking spaces per dwelling, which complies with the DB.

4. Description of Site

- 4.1 The application relates to an area designated for housing development located on the northern edge of Daventry. The site is accessed from the A361, which runs north- south along the eastern boundary of the Middlemore Development Area (MDA). The site forms one of a number of similar plots which benefit from outline permission for residential development first granted in 1999 under reference DA/1999/0314. Site 6 is split into two defined adjacent sections- 6a and 6b. Site 6a is the focus of this application and is sited to the south east of Site 6b.
- 4.2 Site 6 lies at the highest point of the MDA and slopes from the east to the west, therefore Site 6a occupies an elevated position relative to Site 6b. Site 6a, the subject of this application, consists of 0.3 hectares that fronts Hidcote Way to the south east. Hidcote Way runs from east to west through the MDA and constitutes a previously developed main distributor road, specified as a 'Development Collector' route in the DB. On the opposing side of Hidcote Way lays Site 5b, which has recently been granted Reserved Matters approval for 86 dwellings.
- 4.3 The border between Site 6a and 6b is clearly depicted by a mature hedgerow of approximately 2m in height, which contains examples of prominent mature trees. Other, so far undeveloped sites, border the Site 6 to the east and west. Open countryside is situated

beyond Site 6b to the north and the currently undeveloped Site 9 to the west. Bridleway VB9 runs along the northern edge of the MDA and, more specifically, along the northern edge of Site 6b.

5. Policy Considerations

WNDC Purpose:

- 5.1 Under S136(1) of the Local Government Planning and Land Act 1980, WNDC as an Urban Development Corporation has a statutory “objective” to deliver the regeneration of the area. The Secretary of State has determined that WNDC should have development control powers for certain types of development in order to carry out its objective.
- 5.2 The proposal would constitute the further expansion of the town of Daventry on a site allocated for residential development. The development would deliver 22 residential units, 7 of which would be for affordable purposes. Furthermore, all of the units would meet the Code for Sustainable Homes Level 3 and would provide strategic funding for other developments within Daventry.

National Planning Policy Guidance

- 5.3 The following Planning Policy Guidance Notes should be taken into consideration in the determination of this application.

- PPS1 – Sustainable Development
- PPS3 – Housing
- PPS9 – Biodiversity and Geological Conservation
- PPS22 – Renewable Energy
- PPS23 – Planning and Pollution Control
- PPG24 – Planning and Noise

6. Development Plan

- 6.1 Regional Spatial Strategy for the East Midlands (RSS8) policies 1, 4, 17 and 20; MKSM Strategic Policy 3.

- 6.2 Northampton County Structure Plan (2001) Policies: GS5 (Design), GS6 (Infrastructure), T9 (Parking), T10 (Parking)
- 6.3 Daventry District Local Plan (1997) Policies: GN1 (General Policy- Protect and Enhance the Environment), GN2 (General Policy), GN3 (Implementing Development), EN25 (Landscaping), EN26 (Landscaping Implementation), EN35 (Protecting Sites in Daventry Town), EN42 (Design of Development) HS4 (Housing Land in Daventry), HS25 (Affordable Housing)

7. Supplementary Planning Guidance (SPG) / Supplementary Planning Documents (SPD)

- 7.1 Planning Out Crime SPG (February 2004)

Parking SPG (March 2003)

Middlemore Site 6 Development Brief (March 2007)

Energy and Development SPD (March 2007)

- 7.2 WNDC Planning Principles (June 2007)

Set out in this document are WNDCs ten key action areas: 1 Improving and diversifying the economic base, 2 Transforming town centres, 3 Providing a greater number and range of well designed eco-friendly designed housing, 4 Establishing a more recognisable sense of place and identity, 5 Improving connectivity, 6 Creating inclusive communities, 7 Developing high skills, 8 Achieving quality in the built and natural environment, 9 Improving management of environmental assets and resources and 10 Helping rural communities.

8. Relevant Planning History

Application	Description	Decision	Date
DA/1999/0314	Outline application for residential development with provision for public open space, school and new access.	Approved	19/04/1999
DA/2002/0073	Renewal of outline planning permission DA/1999/0314 for residential development with provision for public open space, school and new access.	Approved	05/07/2002
DA/2005/0653	Variation of Condition 2 of planning permission DA/2002/0073 to extend the period of expiration for a further 3 years.	Approved	01/09/2005
07/0028/REMWND	Establishment of public open space with informal tree and shrub planting, together with establishment of structural planting to reinforce wildlife corridors and development screening.	Approved	22/05/2007
07/0318/REMWND	Three metre wide adoptable cycleways and 2 metre wide rural tracks to provide links to Daventry Town and beyond. Three play areas to provide amenities for local children.	Approved	29/02/2008
07/0123/REMWND	Means of Access, siting, design and external appearance relative to the erection of 86 dwellings within parcel 5B	Approved	16/04/08

9. Consultations – Original Plans

- 9.1 **DDC (Conservation Section):** no comments received
- 9.2 **DDC (Development Control):** no comments received
- 9.3 **DDC (Housing Strategy & Policy):** the proposed affordable housing mix is acceptable (Response gathered from DDC Committee Report regarding Site 6b. Committee Date: 11/06/08)
- 9.4 **DDC (Policy):** no comments received
- 9.5 **DDC (Property and Development):** The Flood Risk technical note submitted by the developer has taken account of potential risk of flooding both to and from the site. Recommend no objection be raised on the grounds of flood risk provided the developer demonstrates that overland flows will not exceed finished floor levels in the vicinity and that the surface water drainage has sufficient capacity to limit discharge without creating sewer flooding for the 1 in 30 year storm (Response gathered from DDC Committee Report regarding Site 6b. Committee Date: 11/06/08)
- 9.6 **DDC (Environmental Health):** no comments received.
- 9.7 **DDC (Open Space):** in general the proposal is acceptable as it meets and, in some aspects, exceeds the criteria for provision (Response gathered from DDC Committee Report regarding Site 6b. Committee Date: 11/06/08)
- 9.8 **DDC (Sustainability):** no comments received
- 9.9 **DDC (Landscaping):** Queries why it is not possible to retain Sites 6a and 6b separate, allowing the retention of the strong mature hedgerow. Separate accesses would help retain a greater percentage of the existing landscape character.
- 9.10 The internal access road appears to stay to the edge of the trees' canopies, apart from the turning head adjacent to plot 13- this could lead to possible damage to the crown and roots of the tree. The area would need to be protected with temporary fencing prior to the start of works on site (the position and type of fencing needs to be agreed prior to the start of works on site).
- 9.11 Questions how the ditch adjacent to the hedge row is to be treated, any alteration in levels would be likely to impact upon the trees and hedge. If the ditch is wet, as opposed to dry, this strengthens the need to retain it.

- 9.12 Clarification is needed in regard to the other side of the turning head, is this section of hedge to be retained or replanted. Retention would be preferred due to the presence of a young oak tree.
- 9.13 A LAP is positioned under the tree adjacent to the hedge, questions what maintenance regime has been put in place for the upkeep of the hedge. States that this is also important when considering the proximity of the northern-most pedestrian link that runs parallel to the hedge. Without maintenance, the path would be inaccessible. Questions the need for this path when a more open link exists adjacent to plots 51-53. A long term maintenance issue would be negated if the path were to be omitted. With the path removed, plot 56 should not be moved closer to hedge in order to avoid conflict with the hedge.
- 9.14 A few queries need to be satisfied as regards the planting schedule- Crataegus, Euonymus and Ilex are included in the schedule as trees. Maintenance information for the aftercare of the site during the establishment period should be provided.
- 9.15 **DDC (Waste Management):** comments made in regard to the refuse storage arrangements for the apartments situated on Site 6b (Response gathered from DDC Committee Report regarding Site 6b. Committee Date: 11/06/08)
- 9.16 **NCC (Chief Planning Officer):** no comments received
- 9.17 **NCC (Growth Management Planning Policy):** no comments received
- 9.18 **NCC (Sustainable Transport):** The following matters require attention and resolution by the developer. Insufficient turning space for vehicles reversing out of parking spaces, a minimum of 6m is required. Certain spaces appear to have insufficient dimensions (e.g. P12 to P15).
- 9.19 The pedestrian link adjacent to the mature hedgerow must be a minimum of 1.8m in width and should form part of the adoptable highway. The minimum carriageway width should be 4.8m from the site entrance up to the rumble strip adjacent to Plot 30. The footpath on the eastern side of this access road should be extended at 1.8m width from the site entrance to the same rumble strip. The layout indicates a private pedestrian link to the eastern edge of the site adjacent to Plot 11. This link should not encourage public use as a through route. If the link is to remain, it should form a continuous link from the eastern footpath to the adopted highway. The usefulness of the motorcycle parking spaces shown is queried; they may not actually be used.

- 9.20 Further checks will be required when detailed drawings are submitted to include highway drainage, street lighting, etc. Additional matters may require attention at that time. Before any development is commenced detailed plans and sections shall be submitted to and approved by the LPA in consultation with the Highway Authority. Such plans and sections to show full engineering details, street gradients, proposed method of street construction and how it is intended to deal with surface water drainage.
- 9.21 **NCC (Public Transport):** no comments received
- 9.22 **NCC (Right Of Way):** no comments received
- 9.23 **NCC (Travel Choices):** no comments received
- 9.24 **Environment Agency:** No objections to this reserved matters application. Conditions 10, 11 and 12 of the outline permission are yet to be discharged for this site; we request that we be consulted on any information related to these conditions.
- 9.25 **Daventry Local Strategic Partnership:** no comments received
- 9.26 **Anglian Water:** no comments received
- 9.27 **Natural England:** objection, based on the lack of ecological information submitted with the application, an Ecology Statement should be submitted as specified within the DB.
- 9.28 **Northampton Wildlife Trust:** no comments received
- 9.29 **Ramblers Association:** no comments received
- 9.30 **Northants Bat Group:** no comments received
- 9.31 **SUSTRANS:** no comments received
- 9.32 **Highways Agency:** no comments received
- 9.33 **National Grid Gas Distribution:** no objection to the proposal, but would like to advise that this is a Private Gas Transporter (PGT) site, who may have apparatus in the area.
- 9.34 **Northamptonshire Police:** Formally object to the application on crime, disorder and antisocial behaviour grounds unless the following recommendations are agreed and implemented.
- 9.35 The number of footpaths should be reduced to one; this should be the one that leads onto the Bridleway adjacent to plot 51 and should be a pedestrian access only. This route has the

most surveillance over it, the car parking in close proximity should be fenced to offer protection to the vehicles.

- 9.36 The route adjacent to the mature hedgerow running from the north of the site offers little surveillance. The final pedestrian link adjacent to plot 11 to the east of the site indicates a gated arrangement- this is unlikely to work when ownership is unclear. Too much permeability in a new development undermines defensible space. Manual for Streets (DfT March 2007) states that footpaths should not normally be segregated and should be necessary, pedestrians and cyclists should generally be accommodated on streets.
- 9.37 The front gardens to the houses overlooking the Bridleway require definable boundaries to offer defensible space. Defensible space is also required around the apartment block at the entrance to the site.
- 9.38 See no evidence of secure rear courtyard parking, which should rely on gates and footpaths not running through them. The design of the rear areas would make it difficult to include gates- only the area behind the apartment building appears feasible. Some of the rear parking areas incorporate unpleasant alleyways, which constitute perfect unsurveilled routes for burglars.
- 9.39 Some of the parking spaces have little surveillance over them and are positioned some distance from the dwellings that they serve. People will not park there vehicles where they cannot observe them. There also appears to be no visitor parking. Locating motorcycles adjacent to the LAP with little surveillance is asking for crime. The LAP should be bollarded to prevent parking on this area. The bike store is also unsurveilled.
- 9.40 **Cllr Barry Howard:** no comments received
- 9.41 **Cllr Christopher Long:** no comments received
- 9.42 **Cllr Alan Hill:** no comments received

10. Notifications and Responses

- 10.1 The application was advertised by press notice and site notice and the single neighbouring property was notified by letter. 0 letters of objection have been received.

11. Appraisal

11.1 The site benefits from outline planning consent for residential development and therefore the principle of development has been established. This application considers the reserved matters including layout, design, access and landscape issues; other material considerations are also taken into account in the report.

11.2 Issues:

Principle

Layout

Urban Form and Neighbouring Amenity

Design and external appearance

Access

Parking

Landscaping and existing planting

Affordable Housing

Sustainability

Crime Prevention

Noise

Flood Risk

Ecology

Waste Management

S106

Principle

11.3 The application proposes 22 dwellings within a site area of 0.3 hectares (0.74 acres). This leads to a net density of 73 dwellings per hectare (DPH). The Development Brief (DB) for this site sets 36 DPH as a minimum. PPS3: Housing sets out the national planning policy framework for delivering the Government's housing objectives. Although PPS3 does not state a specific target density range, it does encourage the efficient use of land and therefore higher density developments. Intensive development can encourage low quality accommodation with

inappropriate space. However, PPS3 acknowledges that the imaginative design and layout of new developments can result in efficient land use without compromising the quality of the local environment. In this instance, the high net density proposed is considered to be acceptable in principle so long as the habitability of the proposed development is not detrimentally effected as a result. Subsequent sections of this report shall comprehensively examine this issue.

11.4 On a residential development proposal such as this it is appropriate to examine the mix of housing which is proposed. A total of 22 dwellings are proposed, with the mix of dwelling sizes/types as follows:

1 bedroom apartments:	no.2	:9% of total proposed
2 bedroom apartments:	no.1	:5% of total proposed
2 bedroom houses:	no.4	:18% of total proposed
3+ bedroom houses:	no.15	:68% of total proposed

Whilst PPS3 does encourage a mix of dwelling types and sizes, the emphasis on larger family sized units is considered acceptable in line with national and local planning policies. The DB is consistent with PPS3 in that it promotes a mix of dwelling size, type and affordability, in this instance, given that a better mix overall to the wider area can be achieved on Sites 7,8,9 which are yet to be submitted.

Layout

11.5 The layout of the site has been informed by the principles set out in the Development Brief (DB) for the site. The DB (Plan 2) indicates that the site should follow certain key principles. When applied to Site 6a these are:

1. Opportunities for Landmark Buildings to be positioned along the eastern boundary of the site in line with principal vista(s)
2. Retention of the existing mature hedgerow that bisects Sites 6a and 6b
3. Introduction of a 'Vertical Terrace Effect' within the built housing area

- 11.6 It is considered that, on the whole, the layout submitted largely follows the key design principles set out above. The suggested positions for possible landmark buildings have been adhered to. They are able to constitute landmarks by exhibiting relative height compared to their immediate surrounds. The use of varying materials and detailing helps to distinguish these particular buildings.
- 11.7 The existing mature hedgerow is largely maintained with development positioned around it wherever possible. A small section is to be removed at the southern end of the site to allow vehicular and pedestrian access between Sites 6a and 6b.
- 11.8 The Vertical Terrace Effect alluded to in the DB has not been provided by the developer. The reason for this, stated in the Design & Access Statement, is the constraint of the limited size of the site. According to the developer, ensuring the correct orientation of the landmark buildings along Hidcote Way means that vertical terracing can not be implemented. A vertical terracing effect is promoted in the DB to lessen the visual impact of the built form on rising ground. The sensible scaling (2 and 2 ½ stories) of the proposed dwellings throughout the centre of the site would appear an acceptable deterrent to overbearing development. The developer's wish to give priority to the provision of appropriate landmark buildings appears acceptable in this context.
- 11.9 The DB states an expectation that at least one LAP (Local Area for Play) is to be provided within the site. The developer does comply with this requirement by positioning a proposed LAP within Site 6b, the acceptability of the makeup and layout of this LAP is not an issue to be considered as part of this application.
- 11.10 The DB covers expectations for garden layouts and positions- they should be positioned, wherever possible, to take advantage of the site's south facing aspect. The DB also specifies that gardens should be of varying size and shape to reflect the size and position of the dwellings. The gardens do vary across the site, with two of the largest garden plots allotted to the two proposed detached dwellings. The south-facing gardens of plots 6-9 are generously proportioned to accentuate the benefits of their positioning.
- 11.11 There is a relatively limited amount of south-facing gardens across the site. In this instance, this situation is considered acceptable, mainly because of the position of Hidcote Way running along the south-eastern edge of the site. Maintaining active frontages is an important element of effective urban design, especially when the frontage in question is prominent and highly visible. Having a high number of south-east facing gardens along this boundary of the site

would likely deaden the frontage, which is currently proposed to contain relatively detailed front elevations with gardens predominantly positioned to the rear.

Urban Form and Neighbouring Amenity

- 11.12 There are certain design requirements outlined within the DB. The height and visibility of the site are regarded as key issues. The DB specifies that anything above 2-2.5 storey dwellings will not be acceptable (apart from a landmark feature building within Site 6b). This requirement is applied to across the site.
- 11.13 The topography of the immediate area means that Site 6a sits slightly higher than Site 6b. This scenario adds sensitivity to the potential visual impact of the built form. However, as the indicative cross sections submitted with the application show, the mature hedgerow that bisects Sites 6a and 6b offers substantial screening to both developments. This negates the risk of possible overbearing issues.
- 11.14 To the south-east of the application site is situated Site 5b. Hidcote Way separates the two development areas and effectively makes this a public elevation for both sites. The ground levels of the north-western frontage of Site 5b appear to be comparable with those exhibited by the south-eastern frontage of Site 6a.
- 11.15 Reserved Matters approval has recently been granted on Site 5b. Inspection of the approved plans show that the properties to be situated along this particular frontage are exclusively 2-storey in height. The buildings proposed along the south-east frontage of Site 6a exhibit varied form and include some 2.5 storey dwellings. It is accepted that the use of varied height helps to accentuate the designated landmark buildings. The frontage proposed, in general terms, in no way exhibits continuous 2.5 storey built form and is actually segmented and broken up in places.
- 11.16 The proposed south-east facing frontage would not be expected to have an overbearing effect upon the opposing future built form. Although grander in stature in certain positions along the frontage, the difference in height would be minimal. Both frontages would be set back from the highway across what would appear level ground. Information on levels submitted for the Reserved Matters application on Site 5b also indicates very similar ground levels.

11.17 To guard against any possible issues of this nature, the applicant should be requested to supply finished floor levels (FFLs) for the proposed dwellings by way of an appropriately worded planning condition. The submitted details should also be required to clearly depict the FFL relationship of these dwellings with the FFLs of the opposing dwellings to be built on Site 5b.

Design and external appearance

11.18 The overall designs of the dwellings are acceptable. The DB for this site does not specify a definitive theme for this site, but does specify that the materials used should contribute towards a single overall theme to ensure overall visual harmony within the site. Innovative designs that create visual interest and encourage strong sustainability principles are promoted.

11.19 It is government policy to ensure that affordable housing is indistinguishable from private market housing in terms of design. The designated affordable housing units within this site demonstrate consistency with the design of the non-affordable units. The affordable units are positioned evenly across the site as opposed to being concentrated in certain areas. This helps to infiltrate these units seamlessly within the site.

11.20 The DB states that bricks and plain tiles/ slates shall be the predominant external materials. A limit is set in terms of the percentage of the buildings that shall be rendered (up to 10%), half rendered/ half brick-style designs will only be acceptable in locations where they compliment buildings on adjacent sites.

11.21 Plots 6 and 11, positioned along the Hidcote Way frontage, are designated as landmark buildings. On the original submitted plans these plots were proposed as half-rendered, enabling them to be distinguishable from their surrounds. These designs were adjudged unacceptable as they would not match the approved opposing frontage (Site 5b), which exhibits no examples of half-rendered design. Amended plans were subsequently submitted by the applicant detailing full rendered designs for plots 6 and 11. This would appear an acceptable way of accentuating these landmark buildings, whilst securing compliance with the DB. Inappropriate half-rendered properties are guarded against and consistency is promoted with the opposing frontage of Site 5b, which contains sporadically positioned full-rendered buildings.

- 11.22 The DB urges the developer's use of materials to enhance the stone terrace to be constructed along the northern boundary of Site 5b, which is positioned to the east along Hidcote Way. A bathstone material is proposed for much of the detailing that is to occur to the window cills, headers and bay windows. The stone Furthermore it should be noted that planning condition 4 on the outline planning consent requires details of materials to be submitted and approved prior to development commencing.
- 11.23 Honey-coloured ironstone is a local characteristic building material; the DB states that developers are expected to use this material to highlight some of their landmark buildings. Although alternative materials will be actively considered, as long as they promote strong sustainability principles. The materials used should also enhance the stone terrace to be constructed along the northern boundary of Site 5b (situated just to the east of the Site 6a). The bathstone is acceptable in this instance, a notable level of stone detailing is proposed.
- 11.24 A number of stand alone garages are proposed on the site; the hipped roof designs are in accordance with the development brief and would be anticipated to add to the quality of the scheme. Differentiated paving materials are proposed throughout the scheme, thus helping to define communal access areas. It is considered that this would enhance the quality of the scheme.

Access

- 11.25 The site would be accessed by one primary vehicular access, off Claydon Road, which runs along the south-west boundary of the site. This access road is being dealt with under a separate Reserved Matters application, which is being considered by DDC. Therefore the only access issues to be considered under this application relate to movements within the application site.
- 11.26 NCC Sustainable Transport (Highways) were consulted upon the application and responded with a number of issues relevant to the layout of Site 6a. Insufficient turning space for vehicles reversing was identified for certain spaces, with a minimum of 6m length being ideally required. Also, the 1.8m footpath along the eastern side of the main access road was suggested to be extended to promote greater coverage. The viability of the pedestrian link emanating from the eastern boundary of the site was also questioned because it would encourage the use of a private vehicular access as a through route.

- 11.27 Amended plans have been submitted by the applicant, these have sought to correct the issues raised by Highways. The new positioning and orientation of the parking spaces appears to respect the guidance given. All the parking spaces contained within Site 6a are now aligned to back onto shared driveways with adequate room afforded to aid manoeuvrability.
- 11.28 The pedestrian link to the east of the site has now been removed from the plans, therefore discarding the possibility of this area of the site being used as a through route. The 1.8m footpath to the eastern side of the main access has been extended as suggested.

Parking

- 11.29 Highways queried the dimensions of the spaces serving plots 12 to 15. Amended plans show that all the parking spaces now appear to comply with minimum standards as regards dimensions. The DB states that 10% of all car parking spaces shall be provided to mobility standards (minimum width of 3.6 metres). Although only 4no. spaces are specifically marked for disabled users, the amended Planning Layout details a sufficient amount of non-enclosed parking spaces with open sides to allow the proposed development to be easily accessible to all groups.
- 11.30 The original plans detailed a level of parking provision in excess of the maximum 1.5 spaces. For the total of 56 dwellings across Site 6 a maximum of 84 spaces should be allowed. Amended plans have now been submitted that have rectified this issue, the application now accords with this particular requirement of the DB by supplying 84 allocated parking spaces.
- 11.31 Highways did not raise any issues in terms of the total number of private parking spaces or the number of casual kerbside spaces proposed. The DB stipulates that a minimum of 1no. casual kerbside space should be provided for every 3 dwellings proposed. The applicant has defended the decision not to include provision for kerbside visitor parking by the fact that a full private parking allocation has been supplied. Also, the use of private courtyard areas are not to be adopted, which restricts the length of highway within the site along which spaces can be installed.
- 11.32 Introducing kerbside parking along the internal highway would have negative implications upon the space available to serve other aspects of the development and would have a negative impact upon the habitability of the scheme as laid out. There is. Given that Highways have raised no issues in regard to visitor parking allocation and that kerbside parking

is already available along Hidcote Way to the immediate south east of the development, the application is adjudged acceptable in this context.

Landscaping and existing planting

- 11.23 The DDC Landscaping Officer has considered the application and submitted comments upon the scheme. A query is raised as to why the mature hedgerow is being broken up to accommodate a vehicular link between Sites 6a and 6b- separate access points would allow the mature hedge to be retained as existing. The proposal put forward does include the part-removal of the hedgerow, but the highway layout proposed largely incorporates hedgerow. The DB specifies that a small section of hedge shall be permitted to be removed to allow the only access point to the site to be routed into both sections of the site. Clear attempts have been made by the applicant to minimise the impact on the hedgerow, the application appears acceptable in this context.
- 11.24 The Landscaping Officer also detailed concerns in regard to the positioning of the internal access road, which was shown on the original submitted plans to venture under the largest tree canopy on the western side of Site 6a. This would harbour the potential for damage to be caused to both the crown and roots of the tree. The applicant has since submitted amended plans that do not exhibit a change in the position of this specific part of the internal highway network.
- 11.25 Moving this section of the road to the east would likely have a detrimental impact upon the habitability of the development in general times by the lowering the amount of space available for private gardens and open space areas. A minimal amount of highway falling beneath the canopy of a non TPO tree is therefore considered acceptable in this instance.
- 11.26 There is a need to protect the existing landscaped elements of the scheme. The Landscaping Officer suggests that this should be done via protective fencing put in place prior to the start of works on site. The details of which will need to be agreed with the local planning authority, this could be achieved via the use of a planning condition, should the application be approved.
- 11.27 The applicant has not identified a maintenance/ management plan for the site. Whilst this is of concern it can also be suitably dealt with through the imposition of a suitably worded planning condition. The Landscaping Officer raised a few queries as regards the plant species to be used, an amended planting scheme has been submitted accordingly.

Affordable Housing

11.28 Across Site 6 as a whole there is a requirement for 35% of the total dwellings on site to be 'affordable'. The affordable units are required to be broken down into a mix of 'socially rented' and 'shared ownership' dwellings. All the 1-bed flats are required to be socially rented while the 2-bed flats and houses are required to be 50% social rented and 50% shared ownership. In terms of the mix and size of the dwellings, the DB states the following affordable housing requirements (with actual numbers in brackets):

2 bedroom houses	– 40% (8 units)
1 bedroom flats	– 20% (4 units)
2 bedroom flats	– 40% (8 units)

11.29 A mix that closely complies with the DB is proposed on the amended plans. The only deviance occurs through one of the 2-bed apartment being allocated as shared ownership as opposed to social rent and one of the 2-bed dwellings being allocated social rent as opposed to shared ownership. This departure from the DB is considered as very minimal, the mix proposed is considered acceptable.

11.30 In terms of the location of the affordable units, it is considered that they are suitably pepperpotted throughout the site. The relatively high concentration of affordable units located within the apartment block at the southern end of Site 6b is considered acceptable given that it would be unreasonable to require a mix within a small block such as this because of the management implications.

Sustainability

11.31 The original application was based upon the DB requirements for sustainability. However, since this time the Council has adopted a Supplementary Planning Document 'Energy and Development' (March 2007). This document sets out the minimum sustainability standards required for new residential and commercial developments. In accordance with the relevant

planning legislation, namely Sections 38(5) and 38(6) of the Planning and Compulsory Purchase Act 2004, the SPD takes precedence over the DB in this matter.

- 11.32 The applicant has submitted a Sustainability Strategy that demonstrates how the proposed dwellings would meet the Code for Sustainable Homes Level 3, thus complying with the adopted SPD. This requirement would be secured through the Section 106 for this site and is therefore considered acceptable.

Crime prevention

- 11.33 The DB states that crime prevention measures shall feature strongly throughout the site. The Crime Prevention Design Advisor (CPDA) detailed various issues with the original submitted plans. They stated that it was important to guard against too much permeability within a new development- unnecessary routes should be avoided. Some concerns were sounded about the gated arrangement for the pedestrian link to the east of the site, the amended plans show this particular link removed. There is no longer an issue regards excessive permeability through the site, particularly as a further pedestrian link has been removed along the western side of the mature hedgerow within Site 6b.
- 11.34 The CPDA also stated the importance of adequate surveillance, particularly in relation to private car parking spaces. Spaces ideally need to be located as close as possible to, and within view of, the dwelling that they serve. The amended Planning Layout, although not in direct compliance with the CPDA comments, shows parking spaces well related to the position of the dwellings they are intended to serve. All the spaces are surveilled in some capacity and are not remotely located, considering the constrained size and location of the site this situation is adjudged to be acceptable. The CPDA acknowledged that the design of the private areas would make it very difficult to introduce security gates to parking areas in order to further aid security.
- 11.35 In general terms, the development would appear to offer good surveillance of communal shared spaces whilst securing appropriately enclosed private spaces. The development avoids being over permeable and would not encourage excessive pedestrian movement through rear parking areas.

Noise

- 11.36 Noise is a material planning consideration under Government guidance in PPG24. The principle of residential development has already been agreed under the Outline consent, where the issue of noise should have been considered accordingly.

Flood risk

- 11.37 The Environment Agency have no objection to this development taking place. Conditions are attached to the outline consent, which are related to drainage schemes and flood risk protection measures. Details are required to be submitted and approved prior to the commencement of development. These conditions are considered sufficient to cover the issues of water management and flood protection on site.

Ecology

- 11.38 Natural England has raised concerns that the application does not provide sufficient evidence in regard to how the proposal meets the sustainability requirements set out in the DB. The DB states that the developer is required to carry out an Ecological Survey and provide a brief Environmental Statement which identifies habitats and species on site as well as suitable mitigation measures and plans for how biodiversity can be enhanced across the site.
- 11.39 The developer is required to enhance biodiversity on the site. The DB suggests measures such as incorporating wildlife-friendly species into landscape works and providing suitable habitats on site. It is noted that a Bat Brick Location Plan has been included with the submission detailing the position of 6 Bat Bricks evenly distributed across the application site; this is a positive proposal in accordance with the DB. However, this alone is not considered sufficient and, as such, further measures should be sought via a suitably worded planning condition.

Waste Management

- 11.40 The DB states that developers shall design positively for waste collection and recycling. A refuse strategy has been submitted by the applicant that accords with the DB by stating that each dwelling will be provided with a split kitchen waste bin. A composting bin shall also be

provided for each dwelling with a garden space. Each dwelling has rear access to allow wheeled bins and recycling boxes to be shielded from public view. Bin storage areas do not appear to be available for the flats above garages (Plots 10, 21, 22). This problem can be covered by a suitably worded planning condition.

Section 106

11.41

Heads of Terms	£'s (for 22 dwellings)
1. Community Fund Contribution	5,307
2. Library Contribution	1,718
3. Public Open Space Contribution	16,931
4. Staff Monitoring Costs	602
5. Transport Contribution	36,365
6. Health Contribution	27,346
7. Public Art Contribution	6,600
8. Town Centre Contribution	29,150
9. Skills, Training and Economic development	2,134
10. Leisure and Recreation Contribution	26,245
11. Strategic Infrastructure	22,000
12. Education Contribution	10,304
TOTAL	164,902

- 11.42 At the time of writing Officers can confirm that a S106 agreement, whilst being at the latter stages of completion, has not been signed by the applicant and therefore planning permission cannot be granted until this time. As such the recommendation is worded such that planning permission can only be granted by the Director of Planning and Development or appointed officer when the S106 has been completed.
- 11.43 The timing of this application has been simultaneous to two separate Reserved Matters applications submitted to Daventry District Council within Site 6. These applications cover the access to the site and a further residential scheme adjacent to the site to the north, which

contains a LAP intended to serve all future inhabitants of Site 6. Prior to permission being granted on Site 6a, the two other Reserved Matters applications are required to have already been approved. A clause shall be inserted within the S106 agreement to this effect. The two other obligations that will be set out are the affordable housing provisions and the standard clause for WNDG to enforce the planning condition if required.

12. Conclusions

- 12.1 Overall it is now considered that the development has been progressed to the point where it would make a positive contribution to the Middlemore Development Area. The development would provide a further 22 dwellings (57 incorporating Site 6b's provision), 7 of which would be affordable and all of those would be for socially rented purposes (18 affordable units in total including Site 6b's provision). The dwellings would be of a high quality vernacular design and would encompass good urban design principles such as active frontages along all the main boundaries to the site, as well as the internal layout. The development would be built to an environmentally sustainable standard, meeting the current requirement for the Code for Sustainable Homes Level 3. Whilst it is noted that there are elements of the DB that do not appear to be strictly adhered to the development has encompassed all of the main principles and therefore is recommended for approval.

Conditions

1. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, no development shall be carried out which falls within Classes A (extensions), E (outbuildings), or F (hard surfaces) of Part 1 of Schedule 2 to the Order, that would enable an additional car or other motor vehicle to be parked within the residential curtilage, without the prior express consent of the Local Planning Authority.

Reason: To ensure that the amount of on-plot car parking provision is not increased.

2. Before the development is commenced, full details of the lighting columns and surface mounted lighting to the parking courts and their management shall be submitted to and approved in writing by the Local Planning Authority. The lighting columns shall be provided before the occupation of any of the dwellings served by the parking courts or in accordance with a programme to be agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and the safety and security of residents.

3. Prior to the commencement of development details of the proposed finished floor levels to all new onsite buildings shall be submitted to and approved in writing by the local planning authority. The submitted details shall clearly depict the finished floor level relationship of these dwellings to the finished floor levels of the approved dwellings situated along the north-west boundary of Middlemore Site 5b. Development shall be completed in accordance with the approved details.

Reason: In the interests of the amenities of adjacent occupiers.

4. No development shall take place until a detailed and comprehensive scheme to increase biodiversity within the application site has been submitted to and approved by the local planning authority. Development shall be in complete accordance with the approved details.

Reason: To ensure that ecological issues are fully considered and promoted in relation to ecological targets for the region.

5. No development shall take place until a detailed and comprehensive maintenance schedule is submitted to and approved in writing by the Local Planning Authority.

Reason: To comply with guidance within the Landscape Code of the Middlemore Masterplan and with policy EN25 of the DDC Local Plan.

6. Notwithstanding the submitted details, the section of hedge located adjacent to Plot 8 south of the internal access road shall be maintained as existing and protected during construction work (please refer to Condition 5 attached to the Outline Permission DA/2002/0073 which requires details of protection measures for retained trees and hedges to be submitted to the LPA for approval).

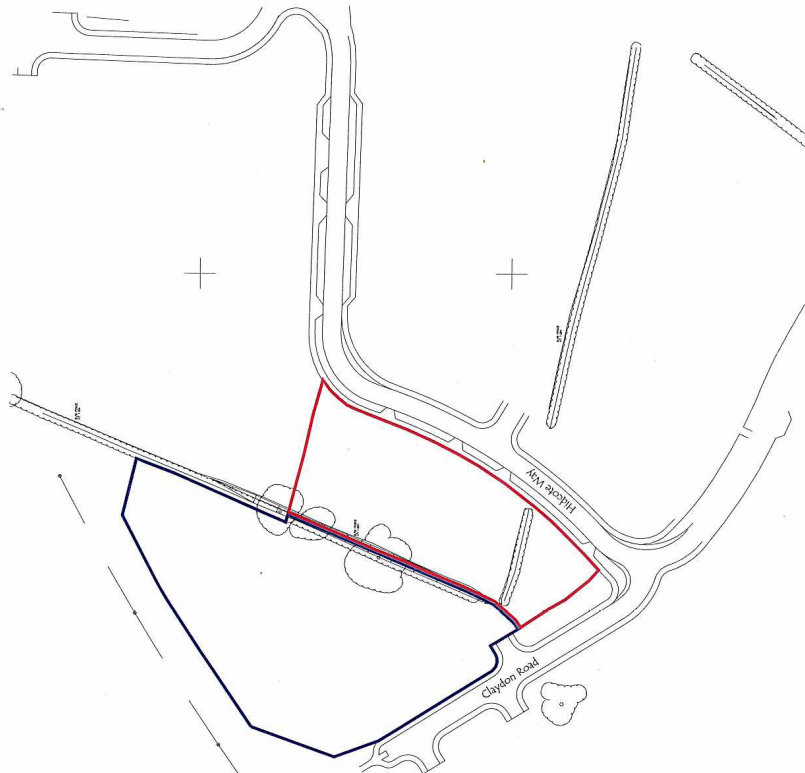
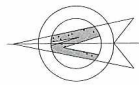
Reason: To retain existing mature vegetation on site and to comply with Landscaping Officer comments.

7. Notwithstanding the submitted details, details of bin storage to serve the site shall be submitted and approved in writing by the local planning authority prior to the commencement of development and shall be implemented in accordance with the approved details prior to the first occupation of the development.

Reason: In the interests of the amenities of future inhabitants of the development.

Notes

I would draw to your attention the conditions attached to the outline planning permission DA/2002/0073.

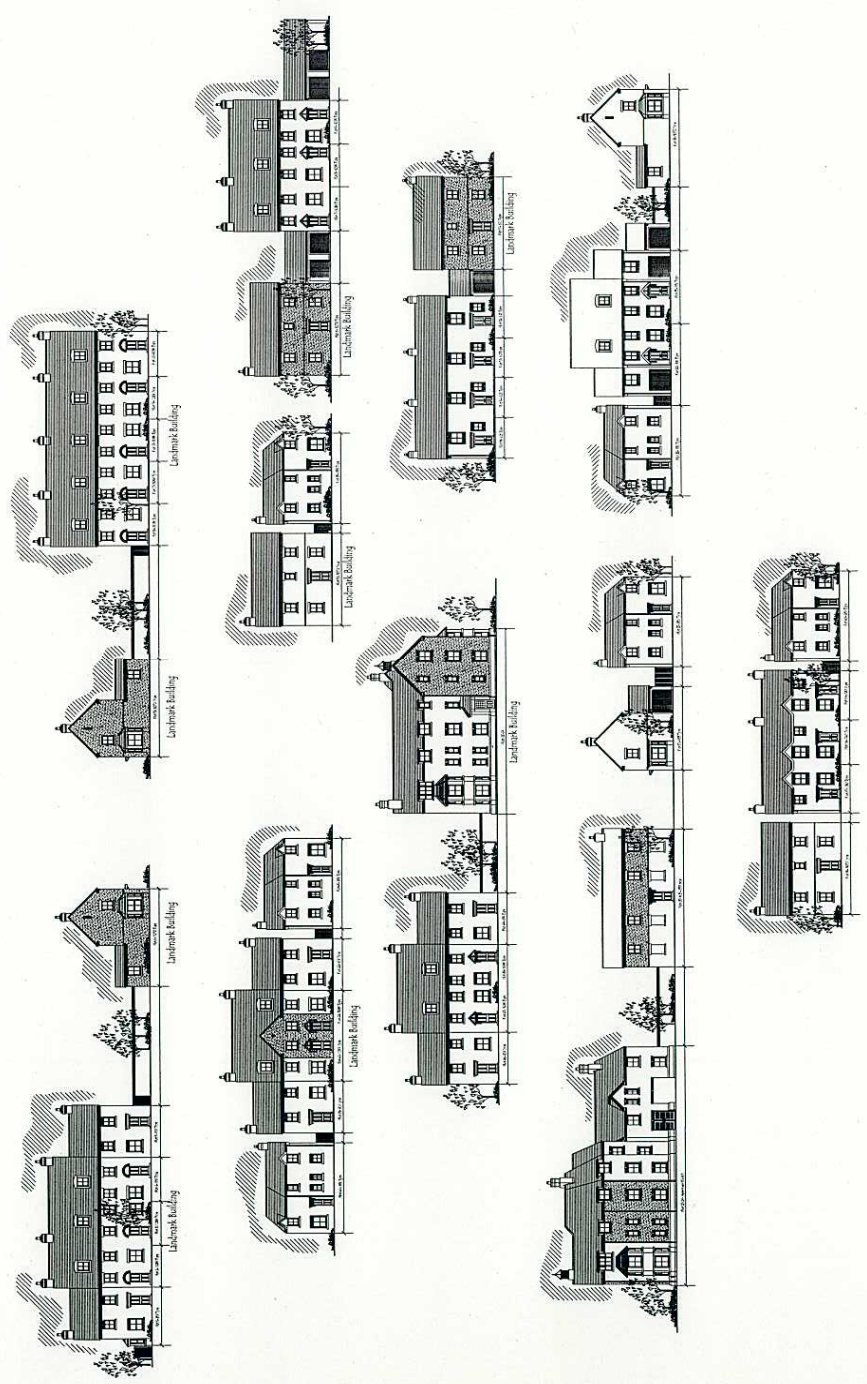


FILE COPY

WNDC
28 MAR 2008
RECEIVED

0810123/REMWND

DATE	11/25/08	DATE	23/03/08
SCALE	1:1250	SCALE	1:1250
PROJECT	LOCATION PLAN	PROJECT	LOCATION PLAN
CLIENT	SITE 6, MIDDLEMORE, DAVENRY	CLIENT	SITE 6, MIDDLEMORE, DAVENRY
DESIGNED BY		DESIGNED BY	
DRAWN BY		DRAWN BY	
CHECKED BY		CHECKED BY	
APPROVED BY		APPROVED BY	
George Wimpey			

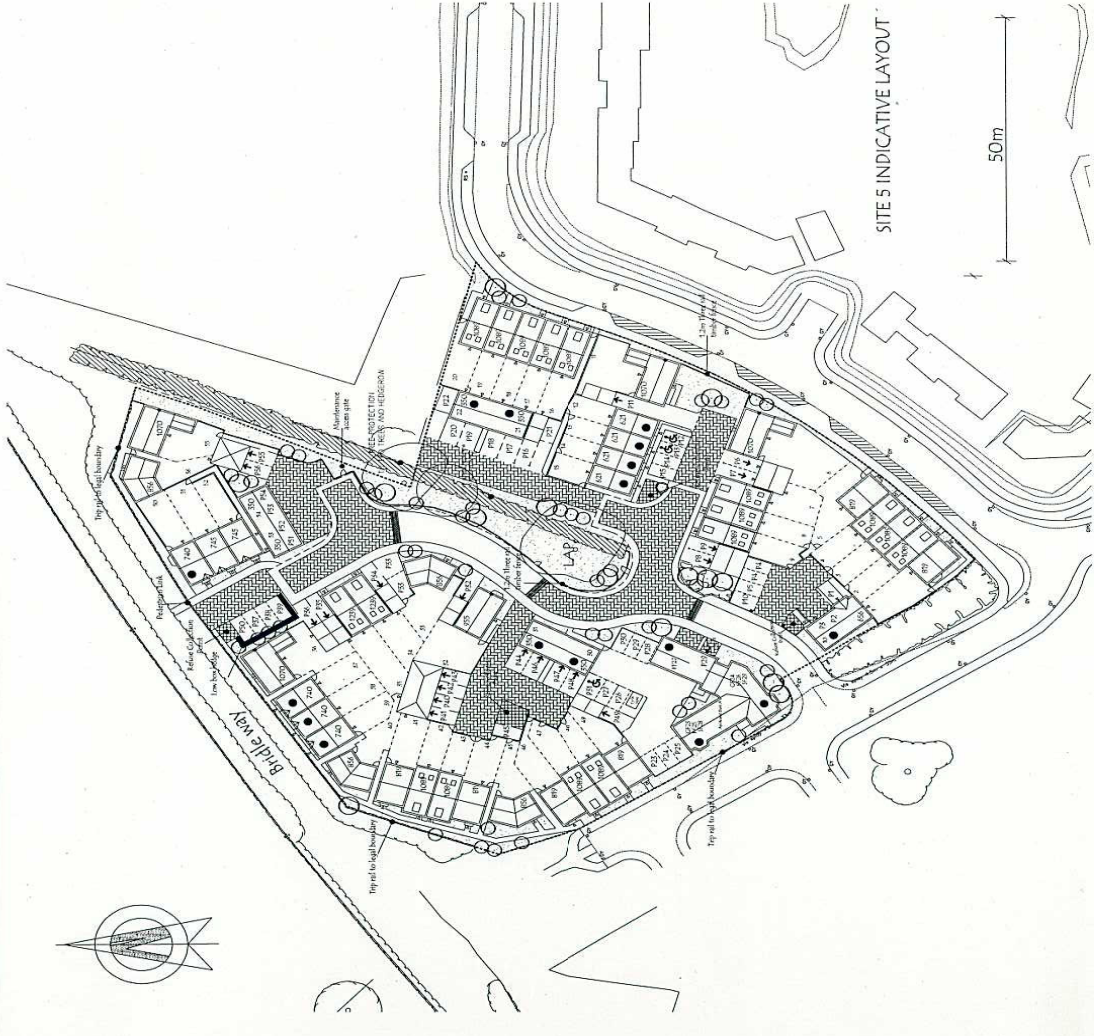
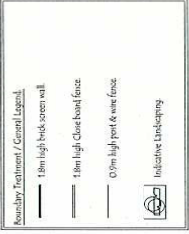


Middlemore Site Six, Daventry - Street Scene Sheet 1 of 1 1:200 Rev B



ACCOMMODATION SCHEDULE		
Type	No. Beds	Rich
300	01	04
454	02	01
720	03	04
745	03	02
819	03	04
854	03	04
1070	03	01
1070	03	04
1087	03	15
1231	04	02
421	02	04
APARTMENT BLOCK A		
Type	No. Beds	Rich
595	02	04
670	02	02
TOTAL		54

● Denotes Affordable Housing



SITE 5 INDICATIVE LAYOUT

Rev F: Amended to suit LPA comments
 Rev E: Amended to suit LPA comments
 Rev D: Amended to suit LPA comments
 Rev C: Amended to suit LPA comments
 Rev B: Rev A3 amended to suit working drawings proposals.
 Rev A: Layout amended to suit engineer access requirements and also to suit rear access path.

DATE: 18/04/08
 DRAWN: HC
 CHECKED BY: 31/08/07
 SCALE: 1:500
 TITLE: Planning Layout
 JOB: SITE 6, MIDDLEMORE, DAVENTRY

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 Fax: 0121-703 3360

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LAING HOMES