



Appeal Decision

Site visit made on 4 July 2022

by B Plenty BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1st August 2022

Appeal Ref: APP/M2840/W/21/3287516

Land to the east of Addington Road, Irthlingborough, Northamptonshire NN9 5UR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Countryside Properties Partnerships North (South Midlands) against the decision of North Northamptonshire Council.
 - The application Ref 20/01272/FUL, dated 5 October 2020, was refused by notice dated 20 August 2021.
 - The development proposed is 54 dwellings and associated development.
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Decision

1. The appeal is allowed, and planning permission is granted for 54 dwellings and associated development at Land to the east of Addington Road, Irthlingborough NN9 5UR in accordance with the terms of the application, Ref 20/01272/FUL, dated 5 October 2020, and the plans submitted with it, subject to the conditions within the attached schedule.

Applications for costs

2. A costs application has been submitted by Countryside Properties against North Northamptonshire Council. This is the subject of a separate decision.

Preliminary Matters

3. The appellant has submitted a Legal Agreement¹ under Section 106 of the Town and Country Planning Act 1990 (the S106 obligation). The S106 obligation provides contributions towards libraries and healthcare. This also provides mitigation for the Upper Nene Valley Gravel Pits Special Protection Area (the SPA) and the delivery of 30% affordable housing. I shall return to this later in my decision.
4. The Council partly refused the proposal on highway safety matters. However, upon consideration of the appellant's evidence it has decided to withdraw its objection to the scheme in this regard. The concern related to the use of the access and the effect of the development on parking pressures within local streets. Nonetheless, parking would be arranged in small clusters or on the plots of individual dwellings and would comply with the County Council's parking Standards. The internal roads also include sufficient space for visitor parking. Existing parking along Addington Road creates a narrow route with limited passing points. However, the proposed parking restrictions opposite the access and the replacement of off-carriageway parking, would not exacerbate

¹ S106 Legal Agreement, dated 16 June 2022

existing parking congestion and would create a new passing point. Accordingly, I am satisfied that the access would be safe, enabling clear visibility and the proposed parking provision would be adequate. As such, as this issue is no longer a point of dispute between main parties, I shall not consider it further.

5. Furthermore, the Council has sought to correct its position with respect to the harm if has found to the identified heritage assets from 'substantial' to 'less than substantial'. I shall take this into account in my consideration of the appeal.

Main Issues

6. The S106 obligation includes the requirement of a payment of a financial contribution to the Council towards measures to mitigate any adverse impacts of the development on the SPA. The Council has confirmed this satisfies its requirements. Nevertheless, it is incumbent upon me, as the competent authority, to consider whether the proposal would be likely to have a significant effect on the integrity of the SPA. It is therefore necessary for me to consider this matter as a main issue.
7. Therefore, the main issues are:
 - Whether the proposed development would preserve the setting of the Grade II listed building of Manor House and on the character and appearance of the area including the setting of the Irthlingborough Conservation Area (ICA) and Manor Mews, a Non-Designated Heritage Asset; and
 - The effect of the proposed development on the integrity of the SPA.

Reasons

Heritage issues

8. The appeal site within the settlement boundary of Irthlingborough. The site is adjacent to various land uses including residential and employment related uses. Adjacent buildings have various densities and footprints but are largely two storey and consist of a diverse range of styles and types. These are therefore characteristic of their suburban setting. The site is a grassland field that is largely enclosed by built form with a stream adjacent to its northern boundary. The site has a shallow gradient that falls from the south down towards the stream. From the highest parts of the site, vehicles travelling along the A6 can be glimpsed through the relatively dense tree screen that borders this road. The site is mostly well screened and enclosed by boundary features and planting although views can be obtained into the site from Addington Road. The field therefore makes a positive contribution to the suburban character and appearance of the area.
9. In accordance with my statutory duty² I am required to pay special attention and have regard to the desirability of preserving the setting of listed buildings. The National Planning Policy Framework (The Framework) identifies that setting of a heritage asset relates to how an asset is experienced, is not necessarily fixed and may evolve over time. Elements of its setting may make a positive or negative contribution to its significance or may be neutral. A setting may be

² Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

experienced in a number of ways and not just be limited to visual, it could include economic, social and historical relationships and considerations of noise and smell.

10. Manor House is close to the southern boundary of the appeal site. This Grade II listed building originates from the Mid C17 and has been subdivided into two dwellings. It includes a clay roof, squared course limestone elevations, including many stone mullion windows, a front door with a moulded stone surround and a decorative interior and stands within relatively spacious grounds. Its significance appears to derive from its age and architectural detailing.
11. Manor Mews is a NDHA. It is a two-storey building to the immediate south of the site. This building originally formed part of the ancillary structures of Manor House as a stable block. This has a shared setting with Manor House within the grounds formed by the original gardens and a courtyard of the listed building. Although now in separate ownership, these form a strong historical connection. In assessing the effect of development on a NDHA the Framework requires a balanced judgement be taken having regard to the scale of any harm and loss of significance of the heritage asset.
12. The site is also adjacent to the boundary of the ICA. The ICA consists of the historic core of the village and is focussed on St Peters Church and Manor House. The edges of parts the conservation area include modern development that have, to some extent, enclosed the historic core with built form. However, areas to the south and east are more open and offer views out into the surrounding countryside. The significance of the conservation area seems to derive from its quantity of listed buildings and NDHAs within a traditional rural settlement in a countryside setting. Views across the site from Addington Road provide an agrarian context to the northwest areas of the conservation area. This therefore makes a positive, albeit limited, contribution to the setting of the conservation area.
13. The appellant's Heritage assessment³ explains the historical evolution of the settlement and the setting of the listed building. This demonstrates that land around the listed building has become largely enclosed following the additions of modern development. Nevertheless, the appeal site has remained undeveloped over that period. Historical maps show that part of the site may have been in use as an orchard by the Spencer family who occupied the Manor House at the end of the C19. The 1932 map shows these parcels as one entity. Therefore, whilst the site has become severed from the Manor House, since that time, there is evidence of a clear historical link between the two sites in the past.
14. In visual terms, the site is largely hidden from views of the listed building by the dense boundary screen of mature trees and hedging. The proposed housing development would be set away from the southern boundary of the site. An area of public open space and a new road would create some separation between the proposed housing and Manor Mews and Manor House. Furthermore, due to the land level changes, the development would be set at lower level. The boundary tree cover would further screen the proposed development and this screen could be reinforced by additional landscaping within the site. As a result, the characteristics of the site, the proposed layout

³ Heritage Assessment, dated October 2021, by Orion

and the capability of new landscaping to be applied would largely mitigate the overall impact of the development and would preserve the visual setting of the listed building.

15. Nevertheless, the proposal would alter the outlook from some vantage points within the curtilage of the listed building and erode the historic relationship between the site and Manor House. As a result, this would result in harm to its setting and erode the significance of the listed building, albeit to a limited extent.
16. Accordingly, taking the above points together, the proposal would harm the character and appearance of the area including the setting of the ICA and Manor Mews. It would also not preserve the significance of Manor House in conflict with s66 of the 1990 Act. As a result, the proposal would conflict with policy 2 of the North Northamptonshire Joint Core Strategy 2016 (JCS). This seeks, among other matters, for development to conserve the setting of heritage assets.
17. The harm identified to the listed building and the ICA would be 'less than substantial'. Paragraph 202 of the Framework, states that where harm to a heritage asset would be 'less than substantial' this should be weighed against the public benefits of a proposal. Furthermore, paragraph 199 of the Framework requires great weight to be given to an asset's conservation when considering the impact of a proposal on its significance.
18. The site is within a settlement where future occupiers would have good access to a range of goods and services. The proposed housing estate would make a substantial contribution to the local supply of housing. This allocation is within the Council's 5-year housing land supply and would deliver required housing to the local population. In addition, the proposal would include a policy compliant provision of affordable housing of shared ownership and rental units. This provision would comply with the size and tenure of housing specifically required by the Council.
19. The proposed development would also contribute to the local economy both during construction and by future occupiers spending within the local area. These benefits would meet significant objectives of the Framework, including to significantly boost the supply of housing. Accordingly, the benefits of the proposed development would be of sufficient magnitude to outweigh the harm found to the setting of the conservation area and significance of Manor House.

Integrity of the SPA

20. The appeal site lies within 3km of the SPA. This is a European Designated Site afforded protection under the Conservation of Habitats and Species Regulations 2017 as amended (the Habitats Regulations). The Habitats Regulations impose a duty on me, as the competent authority, to consider whether the proposal would be likely to have a significant effect on the integrity of the SPA, either alone or in combination with other plans and projects. In 2018, the Court of Justice of the European Union held that the decision maker, when considering the effect that a proposal may have on a European Site, must consider mitigation within the Framework of an Appropriate Assessment (AA), rather

than at the screening stage⁴. This responsibility now falls to me as the competent authority.

21. Evidence shows that the SPA is under significant pressure from an increase in the level of public access for recreation, and disturbance of bird and reptile species, as a result of urban development. The proposed development has the potential to impact on the integrity of the SPA, through increased recreational disturbance. The increase in recreational pressure can lead to an increase in wildfires, damaging recreational uses, the introduction of incompatible plants and animals, loss of vegetation and soil erosion. Accordingly, disturbance by humans and their pets, amongst other factors, can have an adverse effect on the SPA.
22. There would be a high likelihood of future occupiers visiting the SPA. Natural England has advised that the proposed development would be likely to result in recreational disturbance to the bird populations. I therefore conclude that the proposal, particularly when combined with other development in the area, would have a significant effect on these habitat designations through increased disturbance arising from recreational activity.
23. The Habitats Regulations state that permission may only be granted after I have ascertained that the development will not affect the integrity of the SPA. As part of my assessment, I must therefore consider whether the impact of the development could be mitigated. The Council has been operating a strategy for the protection of the SPA, which is set out in the Upper Nene Valley Gravel Pits SPA Supplementary Planning Guidance (2015) (SPG). Natural England has stated that mitigation could be suitable and such measures could contribute towards the strategic mitigation project. The SPG identifies that mitigation could take the form of management of recreational activities, visitor management and habitat management.
24. The S106 obligation requires that, before commencing the development, the appellant must pay £299.95 per dwelling to the Council towards the mitigation strategy to mitigate any adverse impacts of the development on the SPA. This sum has been calculated in accordance with the Council's guidance. Therefore, the S106 obligation is a sufficient mechanism to enable the delivery of proportionate and relevant mitigation pursuant to the SPG. I therefore conclude through my AA that, with the provided mitigation, the proposal would not harm the integrity of the SPA. The proposal would therefore accord with JCS Policy 20, which seeks to ensure integrity of the SPA is protected.

Planning Obligations

25. The County Council has identified sums required to deliver the required contributions towards secondary education and libraries. Nevertheless, later correspondence from the County shows it decided to withdraw its request for an education contribution based on adequate existing local provision of school places. The library sum is adequately justified and would provide the required infrastructure provision in support of the scheme. Furthermore, the NHS has provided justification that explains why a contribution towards healthcare would be necessary and how money collected would be spent on improved local services. As such, the library and healthcare sums would be relevant and

⁴ People over Wind and Sweetman v Coillte Teoranta ECLI:EU:C:2018:244

proportionate to the scheme and necessary in planning terms in satisfaction of the Framework.

26. Improvements to local bus stop displays on Irthlingborough Cross and contributions towards a travel pass were sought by the Local Highway Authority. However, based on the evidence before me I am unconvinced that these would be necessary to allow the development to proceed. Consequently, these requirements would not pass the tests of the Framework as being reasonable or relevant to the proposal.
27. The S106 obligation also provides mitigation for the SPA, which is considered necessary for the reasons discussed above. Furthermore, the proposal would deliver a provision of 30% of the site for affordable housing consisting of 11 social rented units and 5 shared ownership units. This provision would be policy compliant and align with the Council's housing needs. The S106 obligation is a signed and certified copy. Therefore, I am satisfied that this would deliver the infrastructure requirements derived from the proposal and prevent an adverse impact on local infrastructure.

Other Matters

28. The proposed layout show housing that is recessed from Addington Road and arranged around roadways. This creates a layout where the frontages of houses overlook the street and other houses and rear gardens that interconnect. This creates a perimeter block development that would provide interest and variety to the street and security for future occupiers. As a result, the layout and design of dwellings would accord with the established character of the area and result in a scheme consisting of good design.
29. The site is well located for future occupiers to make use of public transport and access local goods and services by means other than the private car. As such, the proposal would be unlikely to result in overspill parking or an increase to highway safety risk, a stance shared by the Highway Authority. Furthermore, traffic disturbance during construction of the scheme could be adequately managed through the imposition of a planning condition. Also, although the proposal would involve the removal of a stone boundary wall, alongside Addington Road, only limited evidence has been submitted to indicate this is historical interest.
30. The site outside flood zone two and three. Nevertheless, the site is reported by residents as being a wetland and that it occasionally floods. The development would include a drainage attenuation solution, including balancing pond, whose design has been agreed by the Lead Local Flood Authority. Its final details should be secured by planning condition. On these terms, the proposed scheme would adequately manage its drainage needs without causing off site flooding downstream.
31. The site interconnects some pockets of green space that contribute to a habitat foraging corridor. Nevertheless, the retained brook along the southern boundary of the site would still fulfil this function. The site has been subject to a Preliminary Ecological Appraisal (2020). This did not find protected species within the site. The report concluded that the site was of low biodiverse quality, and I have no substantive evidence before me to disagree with these findings. Consequently, the effect of the proposal on local wildlife would be limited.

32. The site has been evaluated by a geophysical survey and trial trenching and is known to contain remains of medieval material including stone structures. The Council for British Archaeology has raised no objection to the proposal provided that it is subject to an archaeological programme of work secured by a condition. As such, any remains can be properly recorded through archaeological investigation enabling development to proceed.
33. With respect to the impact on existing occupiers living conditions, the proposed dwellings would be a substantial distance from nearby residential properties. The site also falls away from neighbouring dwellings to the south of the site. As such, the proposal would not result in material harm to the living conditions of neighbouring occupiers in terms of sunlight, daylight or outlook.
34. The site is allocated for housing development by virtue of policy IR1-A of the 1996 District Local Plan. This Plan is due to be superseded by the emerging Part 2 Local Plan. However, whilst the 1996 Plan is dated, the policy remains of moderate weight in favour of the proposal.
35. Several listed buildings, beyond the Manor House complex, are identified as being within 500 metres of the appeal site. These are some distance from the site and views between these and the site are largely obscured by landscaping, built form and topography. Due to their separation distances from the site and their limited intervisibility, their settings would be unaffected, preserving their significance.

Conditions

36. I have considered the use of conditions in line with the guidance set out in the Government's Planning Practice Guidance (PPG). I shall take the Council's suggested conditions into consideration and impose most of these with some amendments and adjustments for clarity. Conditions with respect to timeframe and approved plans are necessary to comply with the PPG for clarity and certainty.
37. It is necessary for details relating to levels, construction management, archaeological investigation, alterations to Addington Road and tree protection to be submitted prior to the commencement of development. I consider these pre-commencement conditions to be so fundamental to the development that it would have been otherwise necessary to refuse permission. These are required prior to construction commencing because they require works that may occur within the footprint of the buildings or close to retained trees and relate to construction details pertaining to the initial setting out of the site. These conditions are necessary to ensure that the development would protect the character and appearance of the area, the living conditions of existing residents and highway safety.
38. Conditions would be necessary with respect to levels, tree protection, details of a landscape plan, and materials in the interests of the character and appearance of the area. The improvements to Addington Road and the retention of on-site parking spaces would be required to maintain the living conditions of existing residents. Conditions for the submission of a construction management plan and to prevent burning of materials on site would be required to protect the living conditions of local residents. Also, conditions with respect to the delivery of a sustainable drainage system and its maintenance would be necessary to satisfy climate change objectives of the Framework.

39. I have adjusted the condition with respect to surface water drainage, to ensure that this can be installed and agreed prior to individual dwellings are occupied rather than only when the entire development has a complete surface water drainage scheme in place. Furthermore, a condition is necessary to secure the sustainable use of water and the installation of car charging facilities to satisfy paragraphs 107 and 153 of the Framework. However, I have deleted reference in the Council's suggested condition, to boiler specification and building regulation requirements, as the condition should not duplicate other regulations. There is insufficient justification that these requirements are necessary.
40. Additionally, a condition for archaeological investigation is required to record the archaeological remains likely to be located on site. Conditions are also necessary for noise mitigation measures to be incorporated into some dwellings located close to the A6 and for street lighting to be installed in the interests of the living conditions of future occupiers. A condition is necessary for fire hydrants to be installed on site as parts of the development would be more than 45 metres from Addington Road, exceeding the requirements of Northamptonshire Fire and Rescue. However, based on the greenfield nature of the site a condition to address unexpected contamination would be unnecessary. Furthermore, a condition to secure bus passes for future residents would not be necessary or reasonable.

Planning balance and Conclusion

41. For the above reasons, the appeal is allowed, and planning permission is granted subject to the attached conditions and S106 Legal Agreement.

B Plenty

INSPECTOR

Schedule of conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following plans; SKPS_001 - PD-001 Rev AF – Site Layout; SKPS_001 - PD-001 Rev AF – Site Layout, SKPS_001 - PD-004 – Illustrative Boundary Treatments; SKPS_001 - PD-005 Rev A – Arun Planning House Type; SKPS_001 - PD-006 Rev B – Bourne Planning House Type; SKPS_001 - PD-007 Rev A – Southwick Planning House Type; SKPS_001 - PD-008 Rev B – Hazel Planning Apartment Type; SKPS_001 - PD-009 Rev B – Blackthorn Planning Apartment Type; SKPS_001 - PD-010 – Chestnut Planning House Type; SKPS_001 - PD-011 – Site Location Plan; and TEN_01 Rev G – Tenure Mix Layout.
- 3) No development shall take place until full details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development and adjoining sites shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out and retained in accordance with the approved details.
- 4) No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall refer to construction and biodiversity matters and shall include the following: a) Risk assessment of potentially damaging construction activities; b) Identification of “biodiversity protection zones”; c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements); d) The location and timing of sensitive works to avoid harm to biodiversity features; e) The times during construction when specialist ecologists need to be present on site to oversee works; f) Responsible persons and lines of communication; g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; h) Use of protective fences, exclusion barriers and warning signs; i) Noise/Vibration/Dust mitigation; j) Measures to prevent mud (and other such material) migrating onto the surrounding road network; k) The location(s) of contractor parking; l) A construction routing plan, to demonstrate measures to minimise use of Addington Road, and to include details of any holding areas; Development must only take place in accordance with the approved details and m) Hours of construction.
- 5) No development shall take place within the area of archaeological interest until the implementation of a programme of archaeological work has been undertaken in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition: (i) Approval of a Written Scheme of Investigation; (ii) Fieldwork in accordance with the agreed Written Scheme of Investigation; (iii) Completion of a Post-Excavation

Assessment report and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority; (iv) Completion of analysis, preparation of site archive ready for deposition at a store approved by the Planning Authority, production of an archive report, and submission of a publication report: to be completed within two years of the completion of fieldwork.

- 6) No development shall take place until full details have been submitted to the Local Planning Authority of the proposed changes to the Addington Road frontage including the provision of parking restrictions and parking bays. Development shall only take place in accordance with the approved details, and in a timetable to be agreed with the Local Planning Authority.
- 7) Prior to commencement of the development above slab level a detailed acoustic technical note, and required mitigation measures, shall be submitted to and agreed in writing with the Local Planning Authority based on layout drawing number SKPS-001-PD-001. The approved development shall be implemented in accordance with the approved measures.
- 8) Prior to commencement of the development above slab level soft landscape proposals shall be submitted to and approved by the Local Planning Authority. These details shall include Planting plans, Written specifications (including cultivation and other operations associated with plant and grass establishment), Schedules of plants, noting species, planting sizes and proposed numbers and densities where appropriate and Implementation timetables.
- 9) All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.
- 10) Prior to the occupation of the development a landscape maintenance scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the maintenance of all landscaped areas for a minimum period of 5 years and specify the maintenance responsibilities and arrangements for its implementation. The landscape maintenance scheme shall be carried out as approved.
- 11) No works or development shall take place until a scheme for the protection of the retained trees has been agreed in writing with the LPA. The tree and hedge protection barriers shall remain in place, and undamaged for the duration of the development. The Tree and Hedge Protection Barriers shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the Tree and Hedge Protection Barriers is

damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.

- 12) No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.
- 13) There shall be no burning of any material during construction, demolition or site preparation works.
- 14) No above ground work shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment and Drainage Strategy ref 14898-HYD-XX-XX-RP-FR-001 REV P05 dated 19th September 2020, prepared by Hydroc, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- 15) No above ground work shall take place until full details of the management and maintenance of the surface water drainage system has been submitted to and approved by the Local Planning Authority. Details are required of the organisation or body responsible for vesting and maintenance of individual aspects of the drainage system. The maintenance and/or adoption proposal for every element of the surface water drainage system proposed on the site should be considered for the lifetime of the development and a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used including details of expected design life of all assets with a schedule of when replacement assets may be required, should be submitted. A maintenance schedule should be accompanied by a site plan to include access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arising's generated from the site. The agreed maintenance plan shall be operation prior to the occupation of the first dwelling and maintained in perpetuity.
- 16) No occupation of each dwelling shall take place until a Verification Report for the installed surface water drainage system for each dwelling based on the approved Flood Risk Assessment and Drainage Strategy ref 14898-HYD-XX-XX-RP-FR-001 REV P05 dated 19th September 2020, prepared by Hydroc, has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority.

- 17) No occupation of dwellings shall take place until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These shall include details of electric car charging points and measures to encourage personal use of water to be no more than 105 litres of water/ person / day and external water use of no more than 5 litres of water / person / day. The approved development shall only take place in accordance with the approved details and all measures shall be available for use upon first occupation of each dwelling.
- 18) No occupation shall take place until a scheme and timetable detailing the provision of fire hydrant(s) and / or sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrant(s) / sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.
- 19) Before first occupation, details of all lighting to public and private areas, including maintenance arrangements, shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details and the approved lighting shall be installed concurrently with the relevant part of the development, shall be switched on during hours of darkness and shall be retained in perpetuity.
- 20) Before first occupation, details of secure cycle storage for each property shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northamptonshire Police. Development shall only take place in accordance with the approved details.
- 21) All parking spaces for each property shall be retained and maintained in perpetuity and notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any order superseding this, no extensions which would result in a reduction in space for parking for any property are permitted without the written agreement of the Local Planning Authority.
- 22) Notwithstanding the approved plans list, prior to the commencement of building construction, samples of all facing materials (walls, roofs, rainwater goods, windows and doors) shall be made available for inspection on site and shall be agreed in writing by the Local Planning Authority prior to their installation. Development shall only take place in accordance with the approved details.

End of Conditions