

Reason: In order to secure compliance with the policies of East Northamptonshire District Local Plan and the provision of a balance of house types and styles.

6. The development shall be designed having regard to the policies of the East Northamptonshire District Local Plan and the Local Planning Authority's adopted supplementary planning guidance (particularly the Rockingham Forest Countryside Design Statement and Recreational Open Space Design Guide).

Reason: In order to secure compliance with the policies of East Northamptonshire District Local Plan and ensure a proper standard of development.

7. This outline planning permission shall relate only to the principle of the proposed development and it does not extend to or imply approval of any of the details shown on the submitted plans, excepting any matters not reserved for subsequent approval.

Reason: In order to clarify the terms of this outline planning permission.

8. The details required to be submitted by Condition No.1 shall include the provision of boundary screening to the site and this shall be provided in accordance with the approved details before the development is brought into use and thereafter retained.

Reason: To ensure adequate standards of privacy for neighbours and occupiers and to safeguard the amenity of the area.

9. No development shall take place until a comprehensive landscaping scheme for the site has been submitted to and approved by the local planning authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development. Any trees or plants which within a period of five years of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a reasonable standard of development and visual amenity for the area and to take account of Section 197 of the Town and Country Planning Act 1990.

10. The landscaping scheme required to be submitted by Condition No.9 hereof shall include the retention of as many as possible of the existing trees, shrubbery and hedgerows on the site and none of these existing trees, shrubbery or hedgerows shall be felled or lopped unless otherwise agreed in writing by the local planning authority.

Reason: To facilitate proper consideration of the provision made for trees on the site in accordance with Section 197 of the Town and Country Planning Act 1990.

11. The boundary screening required to be submitted by condition No. 8 shall include the retention of the existing stone wall on the boundary of the site, and none of this walling shall be removed without the prior written approval of the local planning authority. This shall be provided in accordance with the approved details before the development is brought into use and thereafter retained.

Reason: In order to ensure a reasonable standard of development which does not detract from the visual amenity of the area, and adequate standards for neighbours and occupiers and to safeguard the amenity of the area.

Your attention is drawn to the following notes:

1. Relevant Policy

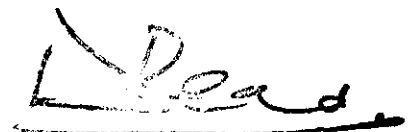
County Structure Plan - GS3, GS4, GS5, H3 and H6

Local Plan - CY1, GEN1, GEN2, GEN3, H4, H10, H12 and H20

Decision Date  
5 September 2001

Signed:

Chief Planning Officer



**NOTE:** This notice relates only to planning permission and does not include or imply consent under the Building Regulations or any other legislation for which a separate application may be required.

**RIGHT OF APPEAL:**

Your attention is drawn to the following notes which explain how to submit an appeal should you be aggrieved by the above decision.

EN/01/00539/OUT