



NORTHAMPTON
BOROUGH COUNCIL

PLANNING COMMITTEE: 27th October 2009
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

APP: N/2009/0744: Reserved matters application including appearance, landscaping, layout and scale pursuant to outline consent WN/2006/0013 dated 19.04.2007 – Erection of 231 dwellings, roads and sewers and public open space.

WARD: Old Duston

APPLICANT: David Wilson Homes / Belway Homes
AGENT: None

REFERRED BY: Head of Planning
REASON: Major Application

DEPARTURE: Yes

APPLICATION FOR CONSULTATION BY WNDC:

1. RECOMMENDATION

1.1 That the Council raise NO OBJECTIONS for the following reason:

It is considered the development would be in accordance with the British Timken Masterplan and Development Brief and Design Code.

1.2 If WNDC are minded to approve the application then conditions are requested to be attached to any approval notice to deal with:

- Unexpected contamination
- Submission of an Aboricultural Impact Assessment report
- Noise – to ensure that the impact of noise has been considered on the residential properties located adjacent to the employment area.

2. THE PROPOSAL

2.1 The submitted application seeks permission for the third phase of residential development of the British Timken site consisting of 231

dwelling and public open space consisting of parkland and playing fields.

2.2 A mix of 1 and 2 bedroom apartments and 2, 3, 4 and 5 bedroom houses including 50 affordable units are proposed.

2.3 In support of the application, the following have been submitted:

- Design and Access Statement
- Waste Audit
- Energy and Sustainability Report
- Design Code Requirements

3. SITE DESCRIPTION

3.1 The former British Timken site is located at Duston, north of Main Road and west of Bants Lane on the edge of Duston Village. The former industrial site has been cleared and the development of new residential areas and associated infrastructure works has commenced.

3.2 The application site (phase 3) is part of the wider redevelopment of the former industrial site. Phase 3 lies at the centre of the site and consists of an area of 8.75 ha which will be accessed from Cotswold Way to the north.

4. PLANNING HISTORY

4.1 Since c1942 the site was operated by British Timken as a manufacturing plant for engineering bearings. In 2002 a decision was taken to close the site which then employed 950 workers.

4.2 In September 2004 Northampton Borough Council resolved to grant approval in principle for the redevelopment of the site to a mixed-use development comprising business, industry, housing, sports facilities, and public open space.

4.3 Outline planning permission (WN/2006/0013) was subsequently granted by WNDC subject to conditions and a legal agreement on 19th April 2007 for a mixed use development of the site comprising employment development (offices and light/general industrial), housing, public open space, community recreation facilities and mixed commercial/residential/community development.

4.4 In granting outline consent for redevelopment of the site a condition and planning obligations were imposed requiring the submission of a Masterplan and Development Brief and Design Code (DBDC) and Sustainable Strategy for the site.

4.5 The Masterplan and DBDC were approved by WNDC on 4th September 2007 for development control purposes in the conception,

consideration and determination of Reserved Matter Planning Applications.

4.6 Further applications submitted are as follows:

07/0272/REMWNN – Reserved matters application including layout, scale, appearance and landscaping pursuant to Outline Consent (ref. WN/2006/0013) for the erection of 77 dwellings, roads and sewers. (Phase1). – Approved 30th November 2007

07/0278/REMWNN - Reserved matters application including layout, scale, appearance and landscaping pursuant to Outline Consent (ref. WN/2006/0013) for the erection of 22 dwellings, garages and all associated infrastructure works. (Withdrawn).

08/0088/REMWNN – Reserved matters application including layout, scale, appearance and landscaping pursuant to Outline Consent (ref. WN/2006/0013) for the erection of 2 dwellings. Revision to planning permission 07/0272/REMWNN. – Approved 24th April 2008.

08/0065/REMWNN – Reserved matters application including layout, scale, appearance and landscaping pursuant to Outline Consent (ref. WN/2006/0013) for the erection of 24 dwellings, garages and all associated infrastructure works.. – Approved 7th May 2008.

08/0112/REMWNN - Reserved matters application including layout, scale, appearance and landscaping pursuant to Outline Consent (ref. WN/2006/0013) for the erection of 167 dwellings roads and sewers (Phase 2). – Approved July 2008.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

PPS 1 – Delivering Sustainable Development

PPS3 – Housing

PPG4 – Industrial and Commercial Development and Small Firms

PPG13 – Transport

PPG17 – Planning for Open Space, Sport and Recreation

PPS22 – Renewable Energy

PPS23 – Planning and Pollution Control

PPG24 – Noise

PPG25 – Development and Flood Risk

5.3 **East Midlands Regional Plan 2009**

Policy 2 – Promoting Better Design

Encourages highway access and parking that improves both safety and the quality of public space, whilst seeking design that reduces crime and the fear of crime.

5.4 **Northampton Borough Local Plan**

E1 – Landscape and Open Space

E19 – Implementing Development

E20 – New Development

E39 – Renewable Energy

E40 – Crime and Vandalism

H1 & H4 – Sites for major new residential development

H7 - Housing Development Outside Primarily Residential Areas

H14 – Open space and Children’s Play Areas

H17 – Mobility Housing

H32 – Affordable Housing

B14 – Development for Non-Business Uses in Business Areas

T4 & T12 – Impacts on the road network

L1 – Existing recreational facilities

L6 – Maintenance of Public Open Space

5.5 **Supplementary Planning Guidance**

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

Affordable Housing

6. **CONSULTATIONS/REPRESENTATIONS**

Internal

- 6.1 **Public Protection** - The majority of the issues within the remit of this section have already been addressed by conditions at the outline stage. In respect to contamination, the site investigation, risk assessment and the majority of the remedial works have been dealt with under conditions on the outline consent and the outstanding remedial works (topsoil capping and gas mitigation measures) have been agreed in principle and will be validated as the development progresses. It is however recommended that the unsuspected contamination condition is imposed in case any unforeseen contamination is discovered as the development progresses. In respect to noise, traffic noise mitigation measures are not required at this stage of the development, however there is some concern about the layout of the area of the site that is immediately adjacent to the commercial phases of the development. It is requested that the applicant should be asked to demonstrate that noise has been considered in the design of the layout of this part of the site.

- 6.2 **Arboricultural Officer** - There are numerous trees located within the proposed development site which require consideration. In accordance with section 7.3 of the submitted Arboricultural Survey undertaken on behalf of the developers by Symbiosis Consulting and dated 16th November 2007: 'As the proposals for each phased are prepared, an Arboricultural Impact Assessment (AIA) report should be submitted with the finalised layout to support the planning application. This will include a tree protection plan (TPP), which will clearly identify the trees to be removed and those to be retained. The precise location for the erection of protective fencing and any other relevant physical protection measures, including ground protection, to safeguard the root protection area will be marked on a construction exclusion zone on this plan. This will allow one specific element of condition no. 37 to be discharged.' I would recommend that prior to any commencement of development that the above information is submitted for approval.
- 6.3 **NBC Planning Enforcement** – No comments received
- 6.4 **Access Officer** – No objections.
- 6.5 **Housing Strategy** – No comments received.
- 6.6 **Outdoor Environment Officer** - No comments received.
- 6.7 **Local Planning Policy** - No comments received.
- 6.8 **Regeneration** - No comments received.
- 6.9 **Street Cleansing Services** - No comments received.
- 6.10 **Councillors** - No comments received.

7. APPRAISAL

- 7.1 The proposal is an application for approval of reserved matters covering appearance, landscaping, layout and scale made to the WNDP. The site in question is identified within the Northampton Local Plan as being a location for business development.

Principle of Development

- 7.2 The principle of the development is established by the outline planning permission for the comprehensive development of the former British Timken site granted by WNDP in April 2007.

Design

- 7.3 Within the Masterplan, a series of character areas have been defined according to their location within the site. The application site (Phase 3) is situated at the centre of the site and is bounded by existing

residential development on the western boundary, Phase 2 on the southern boundary and proposed playing field / open parkland to the northern and eastern boundary that also forms part of this application.

- 7.4 The two character areas within the phase 3 proposals are defined in the Design Code as Formal Residential and Employment Interface. The Design Code further specifies house types appropriate for each Character Area.
- 7.5 There are a mixture of house types within the proposed development, large double fronted detached houses, single fronted detached houses, semi-detached, terraced and flats. There is a small area within Phase 3 which has been designed as a buffer between the residential and employment uses. The development here is higher density and consists of three storey flats leading into Mews courtyards surrounded by two storey semi-detached houses.
- 7.6 There are three key groups of buildings in the Phase 3 proposals, The Crescent, The Northern Green and The Sports Ground Edge plus the employment interface. These have been designed in accordance with the principles established in the Design Code as follows:

The Crescent.

- 7.7 The Crescent features a contemporary architectural design which follows on from Phase 2. It comprises a continuous frontage and symmetrical arrangement on two and three storeys. With features such as projecting double height square bay windows, a base storey of banded brickwork and an attic storey which relates to historical examples of Victorian formal architecture.

Northern Green.

- 7.8 The Northern Green has a continuous street frontage of mainly 2 – 2.5 storey detached houses providing enclosure to the open space in the centre. The houses have a wide range of traditional architectural detailing based on buildings within Northampton which are inspired by the 1920's Arts and Crafts movement.

Sports Ground Edge.

- 7.9 The Sports Ground Edge has a continuous street frontage and asymmetrical arrangement set in a formal layout with a variety of building types. They are a mixture of 2 and 2.5 storeys with features detailing to Edwardian dwellings that surround the Northampton Racecourse.

Employment Interface.

- 7.10 This area has been designed as a buffer between the residential and employment uses. The 3 storey flats are a contemporary design as suggested in the Design Code. The flats will have large areas of glazing, balcony features and mono pitched roofs. The houses have large areas of glazing. These buildings are on a larger scale and at a

higher density than others on the site in response to the scale and massing of the adjacent employment uses.

- 7.11 The Design Codes have been used as the basis for all the major design principles incorporated into the proposals and are therefore considered acceptable.

Density

- 7.12 The Design Code determines maximum and minimum densities for each character area. The proposal for formal residential units in the proposed development is 38.6 dwellings per hectare and falls within the allowable density range of 35 – 40 dwellings per ha. The employment interface dwellings give a density of 66.7 dwellings per ha. This is higher than the maximum of 50 dwellings per ha stated in the design code due to the number of flats proposed at this location. This part of the site has been designed as such to act as a transitional buffer between the employment area and the proposed residential development in Phase 3. For this reason and because overall the total number of dwellings within phase 3 does not exceed the maximum density range of 236 units, the proposal is considered acceptable.

Affordable Housing

- 7.13 The Masterplan proposes a mix of house types and tenures including 22% affordable housing. The development has been designed to provide a mix of housing throughout the site as follows:
- 12 no. 1 bed flats
 - 12 no. 2 bed flats
 - 11 no. 2 bed houses
 - 12 no. 3 bed houses
 - 3 no. 4 bed houses
- This provides 50 affordable units which have been dispersed throughout the site and agreed with NBC Housing Directorate. Affordable housing provision is therefore considered satisfactory.

Mobility Housing.

- 7.14 The proposals incorporate the provision for 10% of the total number of private and affordable dwellings to be constructed in accordance with the requirements of Northampton Borough Council Mobility Housing Design Guide. These units comprise a mixture of 1 and 2 bedroom ground floor flats and 3 and 4 bedroom houses.

Access

- 7.15 There are two vehicular accesses into the site. At the southern end access is from Main Road through the Phase 1 and 2 developments, and at the northern end it is from Cotswold Avenue through the playing fields and open parkland. Vehicular movement through the site has

been restricted with no direct vehicular link from Duston Village to Cotswold Ave to prevent potential 'rat - runs'

- 7.16 The scheme takes into consideration the movement of pedestrians and cyclists and provides alternatives to moving around the development in a car.
- 7.17 The highway and parking standards for the whole of the British Timken site have been agreed with County Council Sustainable Transport Team as part of the DBDC process. The reserved matters application appears to be in accordance with the design principles set out within the DBDC in terms of car parking provision, highway specification and treatment of footpath and cycle links.

Landscaping

- 7.18 The existing vegetation on the former British Timken site is limited. The Masterplan therefore seeks, where possible, to retain and protect any existing vegetation. The DBDC sets out design principles for these and other areas of open space within the development.
- 7.19 There are 6 areas of identified open space within the phase 3 site. These include 5 areas of open space within the development and an area of parkland (2.32ha) to the north of the development area. The treatment of these spaces within the reserved matters application are generally as set out within the open space principles and would therefore accord with the DBDC.

Residential Amenity

- 7.20 The application site would abut existing property immediately to the south on Sir John Pascoe Way. Two properties side onto the application site. Three blocks of maisonettes back onto the site. The separation distances between these properties are considered to be acceptable.
- 7.21 Within the site the proposed layout is generally considered to result in a satisfactory level of amenity for future occupiers. Concern has been raised however by Borough Council Environmental Health officers regarding the noise impact of the existing employment area on the proposed residential units where these to two uses would be immediately adjacent to each. It is requested that the applicant should demonstrate that noise has been considered in the design of the layout of this part of the site.

8. CONCLUSION

- 8.1 The design and layout of the scheme is considered acceptable as it appears to accord with the British Timken Masterplan and

Development Brief and Design Code and is consistent with both local and national planning policy.

9. BACKGROUND PAPERS

9.1 British Timken Masterplan and Development Brief and Design Code (DBDC).

10. LEGAL IMPLICATIONS

10.1 None

11. SUMMARY AND LINKS TO CORPORATE PLAN

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

Position:	Name/Signature:	Date:
Author:	Rowena Simpson	7/10/09
Development Control Manager Agreed:	Gareth Jones	9/10/09

