



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 18th October 2011

DIRECTORATE: Planning and Regeneration

HEAD OF PLANNING: Susan Bridge

WARD: Fringe Consultation (Daventry District Council)

NI/2011/0883

(DA/2008/0500) Outline application for residential development consisting of up to 376 dwellings with Primary School, open space, structural landscaping, highways and drainage infrastructure works. All matters reserved except means of access (in part) (amended scheme).

REASON FOR REFERRAL: Referred by Head of Planning – Major development.

1. RECOMMENDATION

- 1.2 That the Borough raises **NO OBJECTION TO THE PRINCIPLE** of the development, subject to;
- The Highway Authority being satisfied that the solutions proposed and delivered to encourage walking, cycling and increased public transport use and the improvements to the highway network are satisfactory both in transport and environmental terms for a development of this scale, when taking into account the potential impact of development proposed in other locations within the town associated with the growth agenda;
 - The Environment Agency being assured that the development will not put its occupiers or those in the immediate vicinity at an unacceptable risk of flooding, or unacceptably increase the risk of flooding within the catchment of the River Nene and its tributaries, or adversely affect water quality;
 - The Sustainable Urban Drainage Schemes proposed have the certainty of a suitable management regime in place to ensure that they are maintained as fit for purpose in perpetuity;

- Utility infrastructure providers being assured that the development will not have an adverse impact on the capacity of the infrastructure network to the detriment of existing residents or businesses of the town;
- Daventry District Council working in association with the Borough Council to ensure that the housing provided is consistent with the proportion (35%) and tenures (70% social rent and 30% Intermediate tenures) required to address affordable housing needs related to Northampton, that contributes to create a mix of housing throughout the site and that NBC partner RSLs are used to manage the affordable dwellings and that 10% of the dwellings on site are built to mobility standards;
- The PCT ensuring that the improvements to health infrastructure required are delivered either on site or in the near vicinity;
- That the future of the land contained within the Borough Council's boundary and currently allocated as Greenspace in the Northampton Local Plan and which can be regarded as forming a contiguous part of the development site is properly addressed by the applicant as envisaged in the Buckton Fields Masterplan SPG. Ideally this would be by the site being subject to a planning application to lay out the area as open space in a manner agreed with the Borough Council and with an adequately robust maintenance regime in place to maintain this use in perpetuity;
- The County Council being satisfied that the development adequately provides for primary education on site within an appropriate timescale and for secondary education off site by way of developer contribution should such a contribution be required;
- That the applicant makes reasonable endeavours to ensure that the proposed local centre which will at the very least provide a 500 sqm convenience shop and proposed community hall, with some additional small scale retailing and other complementary uses such as takeaways, restaurants, etc, is delivered within phase 1 of the development;
- That the open space, playing pitches and associated sports pavilion, NEAP and LEAP are provided in a timely fashion, to an adequate standard;
- The dwellings on site being built to at least Code for Sustainable Homes Level 3 and subsequently at the levels currently envisaged in the Government's stepped approach to ensuring homes built to Code for Sustainable Homes Level 6 by 2016.
- The capping of the number of homes to 376;

- That a condition should be imposed upon any consent requiring the submission and implementation of a construction environmental impact management plan. This should include measures to control noise and vibration due to construction activities;
- That mitigation measures should be included to address the impact on the noise levels at the existing properties in Fair Mile and Fallow Walk; the precise details of the mitigation scheme should be agreed following the review of the noise assessment; and
- That conditions should be imposed to ensure that noise levels from plant and equipment result in no net increase in existing background noise levels. It is important that the layout of the proposed commercial part of the development is appropriately zone to minimise the impact on neighbouring residential properties.
- Consideration being given to provision of off site playing pitch contribution in line with Northampton Borough Council approved Playing Pitch Strategy.

2. BACKGROUND

2.1 This application to Daventry District Council (DDC) has been in abeyance since 2008. It has recently been amended to align it with the larger scheme (N/2011/0882) of which this site forms approximately a third of the eastern end.

2.2 The scheme has recently been revised to reduce the number dwellings (a maximum of 376 dwellings, reduced from 500), in addition to the addition of a primary school, open space, structural landscaping, highways and drainage infrastructure works. All matters are reserved except means of access in part.

3. ISSUES

3.1 Whilst this scheme appears to be piecemeal in nature when compared to the larger application for the site, the issues relating to this site are aligned with the issues relating to the larger site. The adverse impact of this site would be less than that of the larger site and therefore, it is only those issues, which were of previous concern to this Committee, which are assessed as set out below.

3.2 Highways issues

3.2.1 This scheme will constitute a third of the entire site of the larger development. It is considered that as mitigation would be able to be achieved on the larger site, through the use of Section 106 agreement, any adverse impacts would be able to be mitigated on the reduced site utilising the same methods.

3.2.2 It is recommended that the Council raise no objection to this issue should the above measures mitigate the impact of the development on the strategic road network to the satisfaction of the County Council as Local Highways Authority.

3.3 **Secondary School Places**

3.3.1 NCC have stated that they do not require a new secondary school to be included on site but do require a contribution from any development towards the costs of a new secondary school to serve Northampton. The Council is currently exploring options of where this is best placed.

3.3.2 The developer is willing to provide contributions to secondary school place via Section 106 agreement, should the Education Authority be able to demonstrate that the development is likely to generate additional school places over and above the existing provision.

3.3.3 It is recommended that the Council raise no objection to this issue should the above measures mitigate the impact of the development on the secondary school education provision to the satisfaction of the County Council as Local Education Authority.

3.4 **Policy issues**

3.2.1 The Government published its draft National Planning Policy Framework (NPPF) for consultation. Although in draft, it gives a clear indication on the Government's approach towards plan making and development management as part of their Localism agenda. The contents of the draft have implications on this application:

3.3.2 Paras 62 and 63 are clear in that the planning system is plan led and should be the starting point when determining the application. Buckton Fields (Whitehills) forms an existing saved allocation in the Daventry Local Plan, and the pre-submission draft West Northamptonshire Joint Core Strategy (published in February 2011) also allocates the area as a Sustainable Urban Extension. The latter includes allocation for predominantly housing (1,000 dwellings) but also a local centre and local employment opportunities. In principle, the scheme is in conformity to the plan.

3.3.3 Para 63 also confirms that local planning authorities should apply the presumption in favour of sustainable development, particularly where no updated plans are available. Existing plans to date (e.g. Daventry Local Plan and the emerging Core Strategy) point towards the site being acceptable in principle for the proposed use.

3.3.4 Para 107 clarifies the Government's key housing objective in increasing significantly the delivery of new homes. This means increasing the

supply of housing. This proposal would contribute towards the Government's objective.

3.3.7 Although PSS3 (Housing) is going to be replaced by NPPF, it is a material consideration until such time when the NPPF is finalised. Policy 10 of PSS3 requires the delivery of a sufficient quantity of housing taking into account housing need and demand and seeking to improve choice. The evidence base produced by the Joint Core Strategy points towards the need to increase housing supply in West Northamptonshire through the delivery of Sustainable Urban Extensions. This scheme will contribute to the increase in housing supply.

3.3.8 In addition, since the decision was made by Daventry District Council to refuse the application, the Borough Council has developed a revised Playing Pitch Strategy which provides an up to date picture of supply and demand with the aim of assisting in the determination on the need to seek new and enhanced pitch provision as the population grows. In determining the application, consideration needs to be given to the requirement contained in this document. This point is reflected in the requested S106 matters (final bullet point at para 1.1 above).

4. CONCLUSION

4.1 In conclusion, it is considered for the foregoing reasons that subject to the measures listed in Section 1, the issues raised can be adequately dealt with to the satisfaction of Northampton Borough Council. It is therefore recommended that the Committee offer no in principle objection to the above proposals subject to the matters contained in paragraph 1.1.

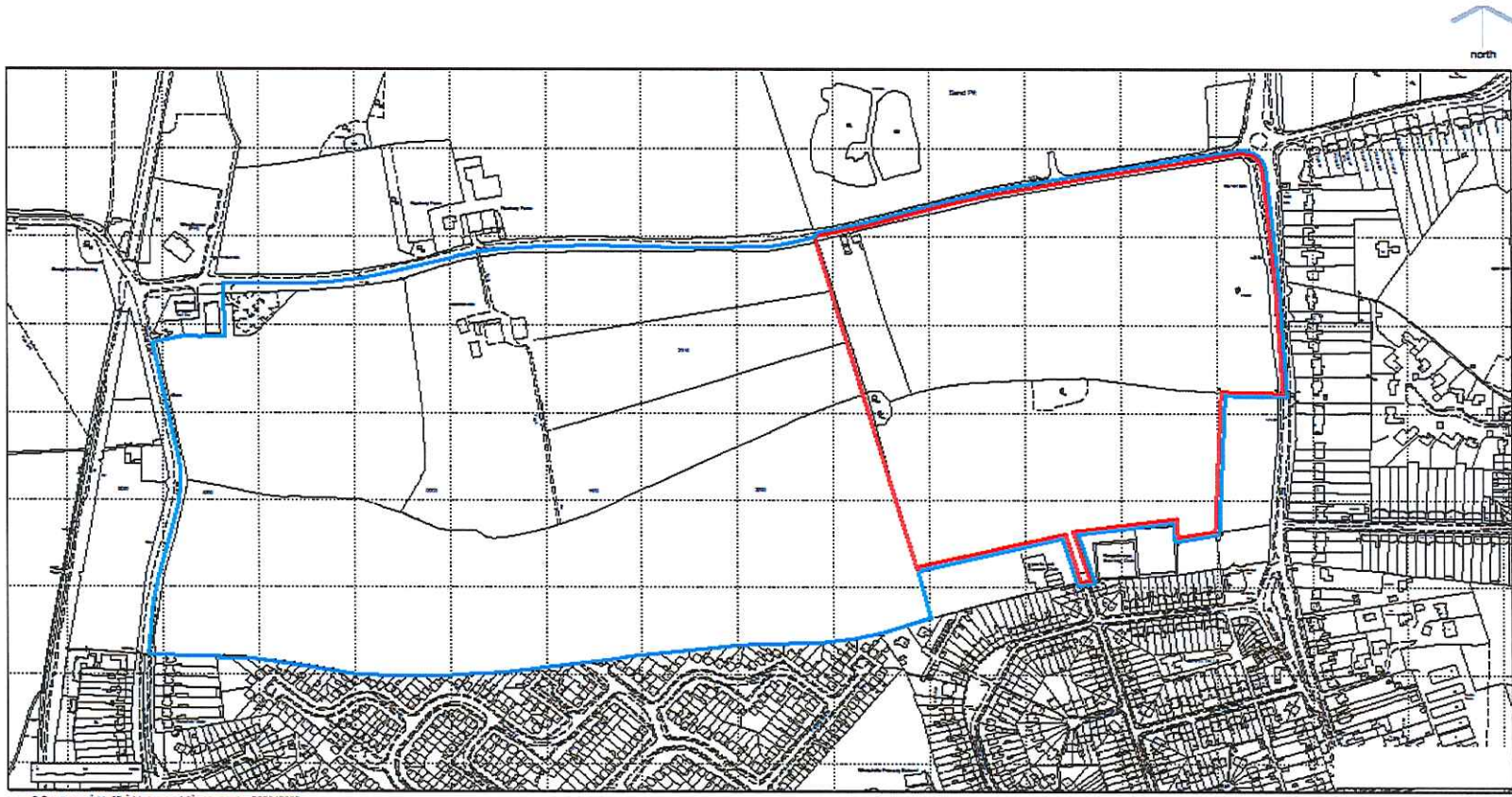
5. LEGAL IMPLICATIONS

5.1 The Borough Council may be a signatory to a legal agreement.

6. SUMMARY AND LINKS TO CORPORATE PLAN

6.1 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:	S Tindle	07/10/2011
Head of Planning Agreed:	G Jones	07/10/2011



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-  Overall Site (50.04ha)
-  Application Site (16.49ha)

1.2 FIGURE
Study Area TITLE
 1:4 000@A3 SCALE
 CAM.0103_02-1e DWG. NO.

