



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

**PLANNING COMMITTEE:** 2<sup>nd</sup> September 2014  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Susan Bridge

**N/2014/0900:** Construction of 56 dwellings including vehicular access, pedestrian & cycle links, public open space, car parking, landscaping & drainage (Daventry District Council Consultation) on land adjacent to Carey Close, Boughton Road, Moulton

**WARD:** N/A

**APPLICANT:** David Wilson Homes (South Midlands) and Total Break Ltd

**AGENT:** Bidwells

**REFERRED BY:** Head of Planning  
**REASON:** Major Fringe Application

**DEPARTURE:** N/A

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**CONSULTATION BY DAVENTRY DISTRICT COUNCIL:**

**1. RECOMMENDATION**

1.1 That Northampton Borough Council raise **NO OBJECTIONS** to the principle of development subject to the issues below being addressed by Daventry District Council:

- No objections being received from Northamptonshire County Council Highways regarding the impact on the local road network;
- No objections being received from Northamptonshire County Council Education regarding the impact on education provision.

**2. THE PROPOSAL**

2.1 Full planning permission has been applied for to Daventry District Council to erect up to 56 dwellings. The development would include

vehicular access from Boughton Road, pedestrian and cycle links, public open space and landscaping.

### **3. SITE DESCRIPTION**

- 3.1 The application site is a 2.56 hectares parcel of agricultural land to the west of Moulton. To the west and south is the application site subject to the preceding report on the Planning Committee agenda. To the east is the existing residential development off Carey Close.

### **4. PLANNING HISTORY**

- 4.1 No history relevant to this application.

### **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 for the purposes of this application comprises the saved policies of the Daventry Local Plan and the Submitted West Northamptonshire Joint Core Strategy Submission 2012 (including Proposed Modifications, January 2014).

#### **5.2 National Policies**

The National Planning Policy Framework (NPPF) sets out the Government's core planning principles that underpin both plan making and decision-making. The starting point for assessing planning applications is outlined as the development plan, planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The NPPF highlights a presumption in favour of sustainable development (para 14), however, in respect of this presumption any adverse impacts of development need to be assessed against the benefits of approving a planning application.

The NPPF also requires the provision of a supply of housing with a range of types, tenures and densities as well as encouraging high quality design; the promotion of healthy communities; conserving and enhancing the natural and historic environments; and sustainable transport.

#### **5.3 Submitted West Northamptonshire Joint Core Strategy (including Proposed Modifications, January 2014)**

Weight also needs to be given as the Plan has reached an advanced stage in the process and is currently awaiting the Inspector's report.

The Plan provides strategic direction in respect of proposed development within West Northamptonshire, however, the key policies in respect of the amount and location of development as contained in the following policies:

Policy S1 provides the overall approach to development and identifies that new development in the rural areas will be limited, with emphasis placed on enhancing and maintaining the distinctive character and vitality.

Policy S3 identifies the overall scale and distribution of new housing provision for West Northamptonshire. The proposal lies within the Daventry rural area where about 2,360 dwellings are proposed within the plan period.

Policy S10 sets out the principles for sustainable development, requiring all development to be sustainably designed, energy efficient and to be easily accessed via non-car modes of transport. Policies C2, C3 and C5 elaborate further on this latter issue requiring development to be well connected both locally and more strategically. Policy H5 requires all residential development to incorporate sustainable design principles.

The plan identifies the Northampton Related Development Area which defines the areas in which the strategically assessed housing needs of the Borough are to be met within the plan period.

#### **5.4 Daventry Local Plan (1997)**

The Daventry District Local Plan consists of a number of saved policies which set out the Council's policies and proposals for guiding the development and use of land within the area. The proposed site lies immediately to the west of the settlement of Moulton to the north of Northampton Borough, in countryside where green wedge saved policy EN10 and open countryside policy HS24 apply. Moulton itself is defined as a restricted infill village which provides the potential for limited development where it meets a series of criteria attached to the policy.

### **6. APPRAISAL**

- 6.1 It is considered that the application does not constitute development affecting the Northampton Related Development Area. The site is physically separate from the Borough boundary and can clearly be seen as an extension to the existing settlement of Moulton rather than an extension to Northampton. Consequently the application should be

considered by Daventry District Council in the context of their five year housing land supply and the local impact on Moulton rather than in any wider context.

- 6.2 In terms of the NPPF it is considered that the site, due to its location at the edge of an established settlement with educational and recreational facilities close by and the accessibility to Northampton represents a broadly sustainable location.
- 6.3 The scale of the development, even in conjunction with other developments in this locality, is not considered likely to generate a significant impact on the Borough in terms of the use of facilities and services. It is proposed to provide up to 29% affordable housing on site, as well as financial contributions, where appropriate, towards library services and health.
- 6.4 Notwithstanding proposed contributions towards highways/transport, the impact of this application, as with all developments in this area, should be carefully assessed in terms of the effect on the local road network.
- 6.5 The application proposes a financial contribution, if necessary, towards education provision to serve the development. It is a matter for the County Council as Education Authority as to whether this is acceptable.
- 6.6 In terms of an assessment of the development itself it is considered that the proposal would connect with the existing settlement and proposed neighbouring developments through new and improved pedestrian pathways, as well as providing open space.
- 6.7 The development may be visible from certain vantage points within Northampton, however it would be seen in the context of the existing settlement and consequently this visual impact is not considered to be unacceptable.

## **7. CONCLUSION**

- 7.1 Overall it is considered that the location of the site is broadly sustainable and would have little undue adverse impacts upon the Borough. Consequently, subject to the impact on the local road network and education provision being assessed as acceptable it is recommended that no objections be raised.

## **9. BACKGROUND PAPERS**

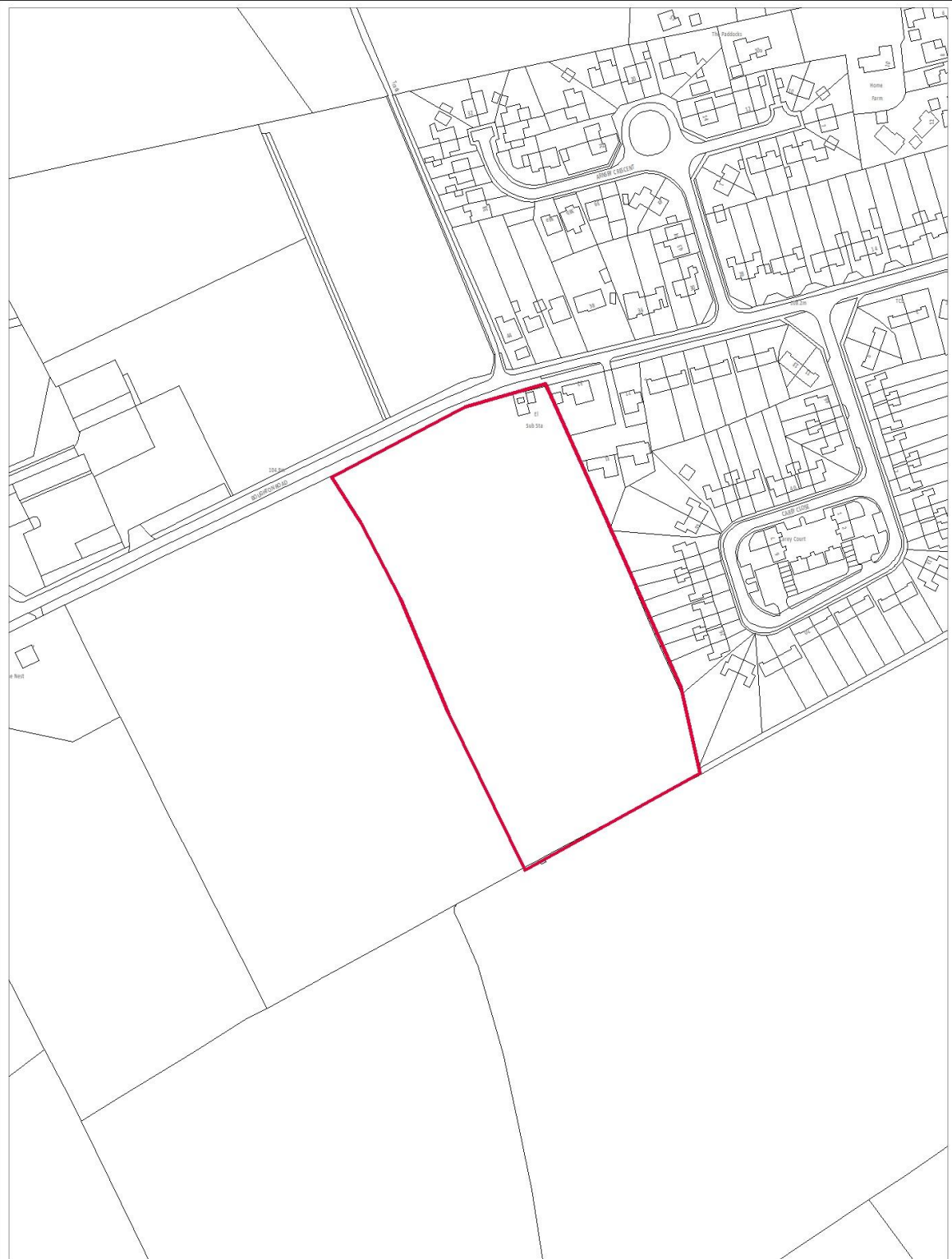
- 9.1 N/2014/0900.

## **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.



Name: **Location Plan**  
Date: **18th August 2014**  
Scale: **1:2000**  
Dept: **Planning**  
Project: **Committee**

Title

## **Fringe Application - Land South of Boughton Road**

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