



PLANNING COMMITTEE: 24th November 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2015/1232: Construction of 42 dwellings, formation of vehicular access from Cottingham Drive, pedestrian access to Northampton Lane South and provision of public open space, land off Northampton Lane South, Moulton.

WARD: N/A

APPLICANT: Barwood Homes & Peterborough Diocesan Board of Finance

AGENT: BHB Architects

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: Major fringe application

DEPARTURE: N/A

CONSULTATION BY DAVENTRY DISTRICT COUNCIL:

1. RECOMMENDATION

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

- Development of the site shall be viewed as related to the growth of Northampton;
- No objections being received from the Local Highway Authority in respect to the impact of the scheme upon the local road network;
- No objections being received from the Lead Local Flood Authority in respect of surface water drainage;
- Consideration being given to the lighting and security of the footpath link to Northampton Lane South;
- The implementation of the planting indicated on the submitted drawings along the western boundary of the site;

- Consideration being given to the relationship between Plot 28 and the existing dwelling to the north: and
- In light of the development being directly related to the growth of Northampton, the appropriate Officers of this Authority should be involved in the negotiation of any Section 106 agreement in relation to such matters as affordable housing provision, infrastructure delivery and site-specific mitigation. Northampton Borough Council should be a financial beneficiary of any such agreement.

2. THE PROPOSAL

- 2.1 The application seeks planning permission to erect 42 dwellings which would be accessed via a cul-de-sac formed from Cottingham Drive. A pedestrian link is proposed to Northampton Lane South. A mix of two, three, four and five bedroomed properties are proposed, generally of a two-storey height with a limited number of 2.5 storey properties.

3. SITE DESCRIPTION

- 3.1 The site is currently open grassland with a field access onto Cottingham Drive which runs to the south of the site along with properties on Gayhurst Close. To the east of the site is Northampton Lane and Southcourt with open fields to the west. The boundary between Northampton Borough and Daventry District runs through the site with a small portion of this within the administrative area of the Borough.

4. PLANNING HISTORY

- 4.1 At the Full Council meeting of 21 September Members resolved to delegate decision making powers in respect of this application to Daventry District Council in respect of the part of the site within Northampton Borough.

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 Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies and Daventry Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system.

The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 14 identifies the development plan as the starting point for decision making and enables development proposals that accord with an up-to date Local Plan to be approved without delay.

Paragraphs 47-49 indicate the need for Local Planning Authorities to identify the ability to deliver a 5 year housing land supply, where this cannot be shown, the policies in Plans related to housing are considered out of date and there is a presumption in favour of sustainable development.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy SA “Presumption in favour of Sustainable Development” requires local planning authorities to take a positive approach to determining development proposals.

Policy S1 “The Distribution of Development” requires that development be concentrated primarily in and adjoining the principal urban areas of Northampton.

Policy S4 makes provisions for 28,470 net additional dwellings within the NRDA and that Northampton’s housing needs will be met primarily within Northampton’s existing urban area and at the Sustainable Urban Extensions within the NRDA, whilst additional development would be supported if it meets the vision and objectives of the JCS.

Policy S10 requires high standard sustainable development.

5.4 Northampton Local Plan 1997 (Saved Policies)

Policy E20 requires new development to reflect the character of its surroundings and provide acceptable amenity.

5.5 Daventry Local Plan 1997 (Saved Policies)

Saved policy HS24 identifies the site as located outside a settlement and within “open countryside”.

5.6 Supplementary Planning Documents

Planning Obligations SPD (February 2013)
Affordable Housing Interim Statement (February 2013)

6. CONSULTATIONS/ REPRESENTATIONS

6.1 N/A

7. APPRAISAL

Planning Policy

7.1 Policy S4 of the JCS states that:

“NORTHAMPTON’S NEEDS, BOTH HOUSING AND EMPLOYMENT, WILL BE MET PRIMARILY WITHIN NORTHAMPTON’S EXISTING URBAN AREA AND AT THE SUSTAINABLE URBAN EXTENSIONS WITHIN THE NORTHAMPTON RELATED DEVELOPMENT AREA BOUNDARY...”

However, the policy continues by explaining that:

“ADDITIONAL DEVELOPMENT TO MEET NORTHAMPTON’S NEEDS WILL BE SUPPORTED ONLY IF IT MEETS THE VISION, OBJECTIVES AND POLICIES OF THIS PLAN”.

7.2 The overall vision and objectives of the JCS are to focus new development around the key towns of West Northamptonshire, with Northampton itself identified as a principle urban area for future growth.

7.3 The JCS provides a clear presumption in favour of sustainable development, in line with the policy objectives of the NPPF. It is further recognised that through policy S1 that;

DEVELOPMENT WILL BE CONCENTRATED PRIMARILY IN AND ADJOINING THE PRINCIPAL URBAN AREA OF NORTHAMPTON

7.4 Whilst it is recognised that the site lies adjacent to the Northampton Related Development Area (Policy S4) it is not considered to be in conflict with the requirements of that policy in that the site is located in a sustainable location with clearly defined boundaries, adjoining a Sustainable Urban Extension (SUE) to the north/east and contiguous with existing urban area of Northampton to the south.

7.5 Further, it is recognised (para 5.27 of the JCS) that Northampton is unable to physically accommodate its own housing needs, and that there is a clear need for the Council and its neighbouring authorities to work together to ensure Northampton’s housing needs can be planned in a sustainable way.

7.6 Although situated in Daventry District the development forms part of Northampton both in form and function. The proposal has clear affinity with the Northampton principal urban area It would also assist in helping to meet the identified housing need for the area, (NRDA) which currently does not have an identified 5 year supply.

Landscape/Visual

7.7 It is considered that the development would effectively infill a gap between two existing residential developments and would not therefore extend the built up area further into the open countryside. The development would have an area of planting along its western boundary with the open countryside which is considered to soften this edge.

Design/Layout

7.8 The dwellings are considered to be of a reasonable design and would not be out of keeping with the existing housing around the site. The majority of the dwellings

have reasonably sized gardens and are considered to provide acceptable levels of amenity.

- 7.9 The northernmost dwelling on the site (Plot 28) does potentially appear to have a somewhat tight relationship with the existing dwelling immediately to the north, however the remaining relationships appear to be acceptable.
- 7.10 The access onto Cottingham Drive is in a logical position with adequate separation to existing nearby dwellings. The pedestrian link to Northampton Lane South is also considered to be appropriate. However consideration should be given to the lighting and safety of this. Provision is also made to connect to the footpath network to the west of the site.

Planning/Obligations

- 7.11 It is recognised that there are likely to be planning obligations required to mitigate the overall impact on the development, in particular infrastructure requirements such as health facilities, local schools, improving public transport provision, sports/recreational provision and affordable housing provision. If the development was to be granted permission, this Council would be likely to request Daventry District Council to negotiate S.106 obligations primarily related to the impact on local infrastructure within Northampton and provide for affordable housing numbers and types associated with Northampton's needs.

8. CONCLUSION

- 8.1 Overall it is considered that when reading the relevant policies of the JCS as a whole and considering the presumption in favour of sustainable development identified in the NPPF that the principle of the development should be supported subject to the following issues being addressed by Daventry District Council:
- Development of the site shall be viewed as related to the growth of Northampton;
 - No objections being received from the Local Highway Authority in respect to the impact of the scheme upon the local road network;
 - No objections being received from the Lead Local Flood Authority in respect of surface water drainage;
 - Consideration being given to the lighting and security of the footpath link to Northampton Lane South;
 - The implementation of the planting indicated on the submitted drawings along the western boundary of the site;
 - Consideration being given to the relationship between Plot 28 and the existing dwelling to the north: and
 - In light of the development being directly related to the growth of Northampton, the appropriate Officers of this Authority should be involved in the negotiation of any Section 106 agreement in relation to such

matters as affordable housing provision, infrastructure delivery and site-specific mitigation. Northampton Borough Council should be a financial beneficiary of any such agreement.

9. BACKGROUND PAPERS

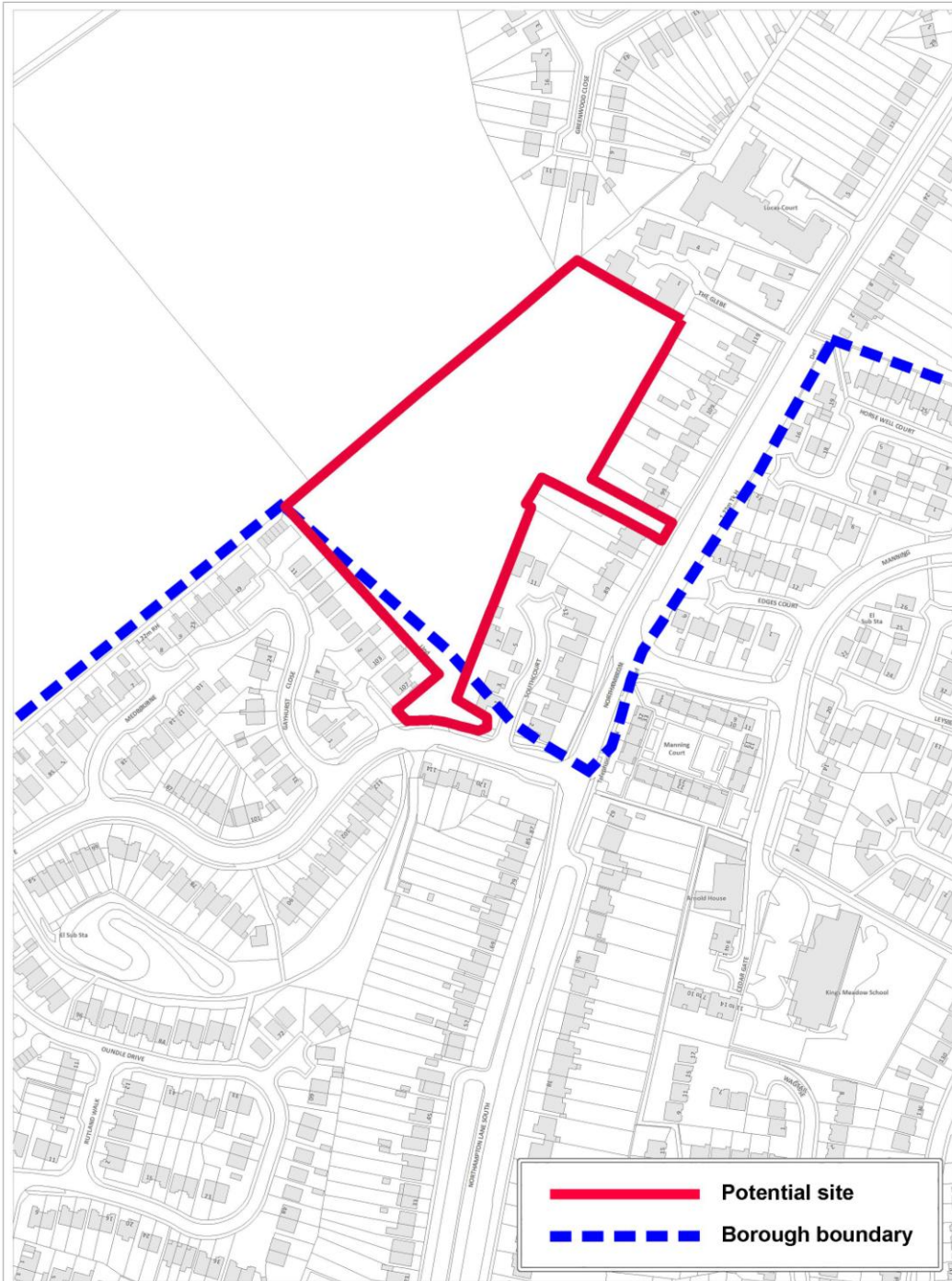
9.1 N/2015/1232

10. LEGAL IMPLICATIONS

10.1 None

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 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.



Date: 8th September 2015
 Scale: 1:2500 @ A4
 Dept: Planning
 Project:

Title
Cottingham Drive

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