

<b>PLANNING COMMITTEE:</b>	25 <sup>th</sup> October 2016
<b>DIRECTORATE:</b>	Regeneration, Enterprise and Planning
<b>DIRECTOR:</b>	Steven Boyes
<b>APPLICATION REF:</b>	N/2016/1219
<b>LOCATION:</b>	Land off Whites Lane, Lower Harlestone, Northamptonshire
<b>DESCRIPTION:</b>	Construction of 53 dwellings including public open space, balancing pond and associated infrastructure (resubmission)
<b>WARD:</b>	N/A
<b>APPLICANT:</b>	BDW Trading Ltd
<b>AGENT:</b>	CC Town Planning
<b>REFERRED BY:</b>	Director of Regeneration, Enterprise and Planning
<b>REASON:</b>	Major Fringe Application
<b>DEPARTURE:</b>	No

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**APPLICATION FOR 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:
- No adverse comments being received from the Highway Authority regarding the impact on the local road network;
  - An appropriate contribution reflecting the level of development and infrastructure costs should be provided towards necessary highway works to mitigate the impact of the development including a financial contribution towards the North West Bypass and the Kingsthorpe corridor, in accordance with Joint Core Strategy Policy N4;
  - No adverse comments being received from the Environment Agency, Lead Local Flood Authority or other statutory body regarding flooding or drainage matters;
  - An appropriate contribution should be provided towards the range of infrastructure requirements identified in Joint Core Strategy Policy N4 including a primary school (and, if advised by the County Council, a secondary school), healthcare services and community facilities;
  - The requirements of Joint Core Strategy Policy N4 should be satisfied in terms of how the development would contribute towards an integrated transport network;
  - An appropriate contribution should be provided towards infrastructure items set out in Joint Core Strategy Appendix 4 and the more up-to-date Infrastructure Delivery Plan produced by the West Northamptonshire Joint Planning Unit;

- Securing 35% of the proposed dwellings as affordable housing in accordance with Policy H2 of the Joint Core Strategy with a housing mix in accordance with the Northampton Affordable Housing Interim Statement 2013;
- The private housing mix including more 2 bed dwellings in accordance with the Northampton Affordable Housing Interim Statement 2013.

## **2. THE PROPOSAL**

- 2.1 The application seeks full planning permission from Daventry District Council to erect 53 dwellings including public open space, a balancing pond and associated infrastructure. The development would be accessed from Whites Lane with a main access road running north to south in the western half of the site and two further roads running east west from this. The balancing pond and public open space would be located in the southern part of the site.

## **3. SITE DESCRIPTION**

- 3.1 The application site is located at the junction of Whites Lane and Harlestone Road, immediately to the north of the Borough boundary. Currently the site is agricultural land.
- 3.2 The site forms part of the Northampton West Sustainable Urban Extension (SUE) as identified in the West Northamptonshire Joint Core Strategy.

## **4. PLANNING HISTORY**

- 4.1 This is a resubmission of an application that was refused by Daventry District Council (DDC) on 5<sup>th</sup> August 2016 (reference DA/2016/0077). Whilst no objections were raised by this Council, subject to the same comments as set out at the start of this report, DDC refused the application on the basis that in the absence of a masterplan, this was piecemeal development which could prejudice the Sustainable Urban Extension (SUE), design and appearance of the flats on a visually prominent location and the layout would result in an inward facing development.
- 4.2 This amended scheme seeks to address the issues of the layout and visual impact as well as responding to the reasons for refusal by providing justification for the development.

## **5. PLANNING POLICY**

### **5.1 Statutory Duty**

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).

### **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 N4 “Northampton West SUE” sets out how the allocation should be developed including infrastructure provision.

### 5.4 **Supplementary Planning Documents**

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

## 6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 Consultation on the application has been carried out by Daventry District Council and this authority has been included in that consultation process.

## 7. **APPRAISAL**

### **Principle**

7.1 The site forms a small part of the allocated Northampton West SUE. As such it is considered that the principle of residential development is accepted. As the site forms such a small portion of the overall allocation, and is located at the extremes of the SUE, in an almost isolated position, it is not considered that the development of the 53 dwellings would compromise the delivery of the remainder of the SUE. However the site would need to contribute towards the infrastructure associated with the wider SUE.

7.2 The Northampton West Strategic Development Framework (SDF) is currently being produced and seeks to provide a framework for the site specific masterplans for the Upton Park, Upton Lodge/Norwood Farm and Northampton West SUEs, and to inform the planning application process. It is not considered that this would impact on the current application for the reasons outlined at 7.1 above.

7.3 As the application involves a SUE, the development would contribute to the Northampton five year housing land supply.

## **Landscape/Visual**

- 7.4 Given the site's allocation, the change of its appearance from an agricultural field to a housing development has been accepted. The dwellings proposed are of a conventional design and appearance and are considered acceptable for the site.

## **Highways**

- 7.5 The site would be accessed from Whites Lane and the Highway Authority's views will be required as to whether this access and indeed the roads in the immediate vicinity are suitable to serve the development. On a more strategic level, Policy N4 of the JCS requires the development of the SUE to provide contributions towards the North-West Bypass and the Kingsthorpe Corridor and as such this application should be required to contribute proportionately towards this.

## **8. CONCLUSION**

- 8.1 Due to the allocation of the site as part of the Northampton West SUE and considering the presumption in favour of sustainable development identified in the NPPF, it is considered that the principle of the development should be supported subject to the following issues being addressed by DDC:

- No adverse comments being received from the Highway Authority regarding the impact on the local road network;
- An appropriate contribution reflecting the level of development and infrastructure costs should be provided towards necessary highway works to mitigate the impact of the development including a financial contribution towards the North West Bypass and the Kingsthorpe corridor, in accordance with JCS Policy N4;
- No adverse comments being received from the Environment Agency, Lead Local Flood Authority or other statutory body on flooding or drainage matters;
- An appropriate contribution should be provided towards the range of infrastructure requirements identified in JCS Policy N4 including a primary school (and, if advised by the County Council, a secondary school), healthcare services and community facilities;
- The requirements of JCS Policy N4 should be satisfied in terms of how the development would contribute towards an integrated transport network;
- An appropriate contribution should be provided towards infrastructure items set out in JCS Appendix 4 and the more up-to-date Infrastructure Delivery Plan produced by the West Northamptonshire Joint Planning Unit;
- Securing 35% of the proposed dwellings as affordable housing in accordance with Policy H2 of the JCS with a housing mix in accordance with the Northampton Affordable Housing Interim Statement 2013;
- The private housing mix including more 2 bed dwellings in accordance with the Northampton Affordable Housing Interim Statement 2013.

## **9. BACKGROUND PAPERS**

- 9.1 DA/2016/0840

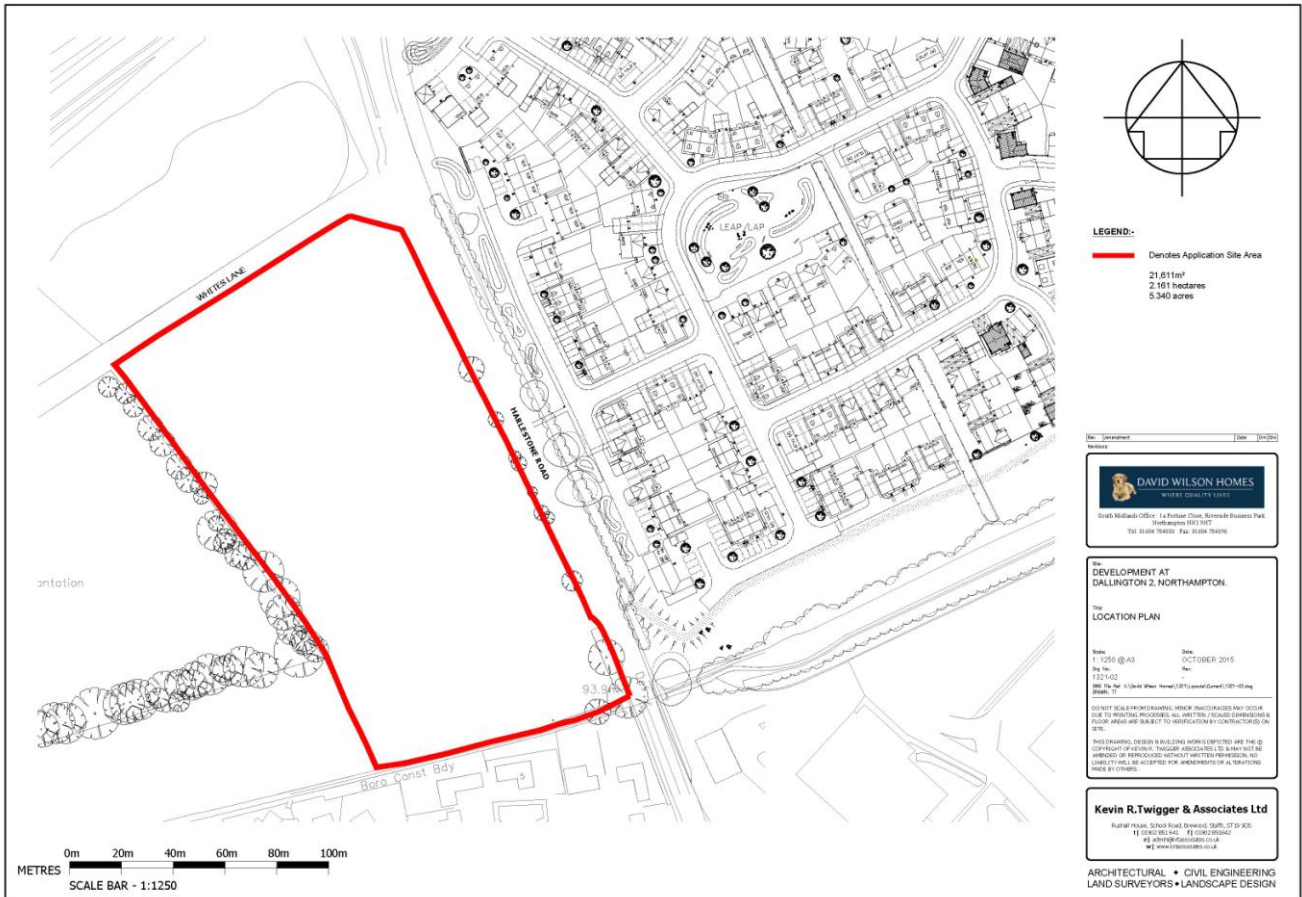
## **10. LEGAL IMPLICATIONS**

- 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.



**LEGEND-**  
— Denotes Application Site Area  
 21,611m<sup>2</sup>  
 2,161 hectares  
 5,340 acres

Rev: [ ] Date: [ ]  
 Project: [ ]



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Rev: [ ]  
 Project: [ ]

**DEVELOPMENT AT  
 DALLINGTON 2, NORTHAMPTON**

Site: [ ]  
**LOCATION PLAN**

Date: 1:1250 @ A3 Date: OCTOBER 2015  
 Rev: [ ]  
 Rev: [ ]  
 Rev: [ ]  
 Rev: [ ]

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