

PLANNING COMMITTEE:	14 th March 2017
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2017/0169
LOCATION:	North Northants SUE Phase 1b, The Avenue, Overstone
DESCRIPTION:	Reserved matters application for 96 dwellings (including 14 affordable); open space; landscaping and infrastructure (Daventry District Council Consultation)
WARD:	N/A
APPLICANT:	BDW Trading Ltd
AGENT:	N/A
REFERRED BY:	Head of Planning
REASON:	Major Fringe Application
DEPARTURE:	No

APPLICATION FOR CONSULTATION BY DAVENTRY DISTRICT COUNCIL

1. RECOMMENDATION

1.1 That Northampton Borough Council **RAISES NO OBJECTION** to the application as proposed.

2. THE PROPOSAL

2.1 The reserved matters application seeks permission for 96 dwellings (including 14 affordable), open space, landscaping and infrastructure in respect of phase 1B of the Northampton North Sustainable Urban Extension (SUE).

3. SITE DESCRIPTION

3.1 At present the application site is an undeveloped green field immediately to the north of the Borough boundary. To the south of the site is the Round Spinney Industrial Estate, which in due course will be separated by the new A43 bypass, which is currently under construction.

3.2 Phase 1B is located behind Thorpeville (A43) and the Avenue (which leads to Overstone Village) on the western side of the SUE. When completed this part of the development will front the new A43 bypass. This part of the development does not abut the administrative boundaries of Northampton Borough.

3.3 When completed, Overstone Leys will provide up to 2,000 dwellings, a primary school, a new local centre containing small scale employment uses and a green infrastructure plan.

4. PLANNING HISTORY

- 4.1 August 2015 – This was an outline application for up to 2,000 dwellings, with access, appearance, layout and scale unreserved for the first phase of 200 dwellings; a new section of A43 dual carriageway road; up to 3.83ha for a local centre incorporating provision for a Use Class A1 foodstore (up to 2,000 sqm), Class A4 public house (up to 650 sqm), Class C2 care home (up to 2,800 sqm), Class D1 day nursery (up to 465 sqm), Class D1 medical centre (up to 750 sqm), a parade of 5 retail units (Classes A1, A2, A3, A5 and D1) (up to 450 sqm), Class B1(c) light industry (up to 5,000 sqm); a new primary school (up to 3,150 sqm); public open space provision to include outdoor sports pitches, allotments and children's play space; structural landscape planting; associated infrastructure, including drainage features and access. This Council's Planning Committee resolved to raise no objections to this application in July 2014. Consent was granted by Daventry District Council on 25th August 2015.
- 4.2 March 2016 - Surface water attenuation scheme in relation to Phase 1A & B of Overstone Leys development, including re-profiling of existing ditch and balancing pond. This Council's Planning Committee resolved to raise no objections to this application in March 2016.
- 4.3 June 2016 - reserved matters application for landscaping only for Phases 1A and 1B (200 dwellings). This Council's Planning Committee resolved to raise no objections to this application subject to further discussions relating to the enhancement of Billing Brook.

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) 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 47 of the NPPF relates to the need to boost the supply of housing to meet local need. Paragraph 114 then adds to this by requiring the creation, protection and management of green infrastructure. Paragraph 73 adds further to the promotion of a healthy community by seeking the creation of open spaces which can provide opportunities for sport and recreation within developments.

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:

The specific policy which relates to this development is Policy N3. This sets out the expectations of the development, through a masterplan approach, in terms of quantum of development and the need to include structural greenspace.

Policy S4 relates to the Northampton Related Development Area and identifies the need for development to support the needs of Northampton in terms of housing and employment. Policy S5 relates to Sustainable Urban Extensions and is the policy basis for the original decision.

Policy S10 sets out the sustainable development principles which in this instance is relevant in terms of the need to protect, conserve and enhance the natural and built environment and create a green infrastructure network.

Policy BN1 specifically relates to green infrastructure connections and in this instance the overall development gives the opportunity for the formation of new links and networks between the new and the existing developments.

5.4 Daventry Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy GN1 relates to the general principles of development within Daventry District and supports development closely associated with large or small towns. Policy GN1 sets out the design criteria for new development and the need to protect the amenities of an area.

Policy EN25 requires a comprehensive landscaping scheme to be submitted as part of detailed proposals for planning permission. This requires new planting to take account of local distinctiveness, as well as seeking the protection of existing trees and shrubs. Linked with these policies, Policy RC1 sets out the standards for the provision of open space in new developments.

5.5 Green Infrastructure Plan

The Green Infrastructure Plan (GIP) forms part of the evidence base for the emerging Northampton Local Plan and is specific for the Northampton Related Development Area (NRDA), which includes the whole of Northampton Borough plus the area allocated for SUEs which cross the administrative boundaries into Daventry and South Northamptonshire.

In respect of the Overstone Leys SUE, the GIP seeks the retention of existing vegetation and provision of new open space (including playing fields), landscaping and bio-diversity features. Greenspace will provide separation between the new residential development and existing industry at Round Spinney.

5.6 Growing Together Neighbourhood Plan

Whilst the application site lies outside the defined plan area, there are elements of the green infrastructure and landscaping which flows through this development and into the existing developed areas.

The Growing Together Neighbourhood Plan (Covering Blackthorn, Goldings, Lings and Lumbertubs) has recently been supported following the referendum and will be reported to the Council's Cabinet shortly, prior to adoption. This Plan currently carries some weight.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 Consultation has taken place with the Planning Policy team in respect of the GIP and the mix of dwelling and no objections are raised to the amended details.

7. APPRAISAL

- 7.1 The application site is not directly linked to Northampton Borough, but as the development progresses, it is important to take account of other projects within the area. In this context the wider development needs to take account of the GIP and the aspirations of the Growing Together Neighbourhood Plan.
- 7.2 Reserved matters approval have already been granted for this part of the site in 2015 as part of the original development for up to 200 dwellings. Subsequent applications have considered other reserved matters. The purpose of the current revised layout is principally lead by the change in developer of the site and therefore the relative house types. The proposal was originally to be developed by Barratt Homes and is now to be constructed by David Wilson Homes. The mix of housing remains the same (including the number of affordable dwellings). The density also remains at 31 dwellings per hectare.
- 7.3 The revised layout shows the dwellings to be set back from the A43 bypass, with parking to the front, giving a more active frontage and providing additional noise mitigation for the future occupiers.
- 7.4 The parking provision has also been amended in line with the Northamptonshire Highways parking standards (September 2016), which has been the subject of consultation with the Local Highway Authority.
- 7.5 The landscaping scheme has been described as bee-friendly and incorporates a good selection of trees and shrubs (many of which are native species), scattered throughout the development, as well as a native hedgerow and open space. The earlier scheme showed the frontage with a green buffer, but the noise mitigation has now been incorporated within the housing design.
- 7.6 The area of greater interest in terms of Northampton Borough will be a later phase of the development. Discussions are already taking place in respect of the enhancement of Billing Brook (urban brook corridor) which runs through the south of the site and within the Growing Together Neighbourhood Plan area and is part of the Local Green Infrastructure Network. This site is some distance from the Billing Brook.

8. CONCLUSION

- 8.1 It is considered that the landscaping and house type details as submitted are acceptable and meet the requirements of national and local policy. Furthermore it is considered that the development as amended will have not have an adverse impact on land or property within Northampton Borough.

9. BACKGROUND PAPERS

- 9.1 N/2017/0169.

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.

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KEY



SITE LOCATION (3.068HA)



OVERSTONE LEYS, NORTHAMPTON - SITE LOCATION PLAN [PHASE 1B]