



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

<b>PLANNING COMMITTEE:</b>	19 <sup>th</sup> December 2017
<b>DIRECTORATE:</b>	Regeneration, Enterprise and Planning
<b>HEAD OF PLANNING:</b>	Peter Baguley
<b>APPLICATION REF:</b>	N/2017/1221 & N/2017/1249 (Application A) N/2017/1222 & N/2017/1248 (Application B)
<b>LOCATION:</b>	Land at Duston Road, Upper Harlestone, Northamptonshire
<b>DESCRIPTION:</b>	<p>Application A - Outline application for the demolition of existing barns and the erection of up to 1750 dwellings, a primary school, a mixed use local centre (Use Classes A1-A5, D1) together with associated public open space, landscaping, highways sustainable drainage systems, and all ancillary infrastructure works, including a new primary sub-station. (Application accompanied by an Environmental Statement)</p> <p>Application B - Outline application for the erection of up to 600 dwellings, a primary school, a mixed use local centre (Use Classes A1-A5, D1), together with associated public open space, landscaping, highways, sustainable drainage systems and all ancillary infrastructure works including a new primary sub-station (Application accompanied by an Environmental Statement)</p>
<b>WARD:</b>	Other Authority
<b>APPLICANT:</b>	J S Bloor (Northampton) Ltd
<b>AGENT:</b>	White Peak Planning Limited
<b>REFERRED BY:</b>	Head of Planning
<b>REASON:</b>	Major Fringe Applications
<b>DEPARTURE:</b>	No

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**APPLICATIONS FOR CONSULTATION BY DAVENTRY DISTRICT COUNCIL AND SOUTH NORTHAMPTONSHIRE COUNCIL:**

**1. RECOMMENDATION**

- 1.1 That Northampton Borough Council has **NO OBJECTION** in principle subject to the recommendations as set out in Paragraphs 8.2 to 8.12 of this report.

**2. THE PROPOSAL**

- 2.1 This report relates to four consultations received from both Daventry District Council (DDC) and South Northamptonshire Council (SNC), relating to two outline applications submitted to both authorities in relation to the development of a site allocated for a Sustainable Urban Extension

under Policy N4 of the West Northamptonshire Joint Core Strategy (JCS). The site extends across the boundary with both authorities, and to the immediate west of the Northampton Borough boundary. Policy N4 of the JCS promotes development of the site for in the region of 2,550 dwellings, a primary school and a local centre and associated infrastructure and open space.

- 2.2 Application A, relates to an outline application, with all matters reserved except for access, for the demolition of the existing barns on site and the erection of 1,750 dwellings, a 3-form entry primary school, a mixed use local centre (comprising of Use Classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments), A5 (hot food take-away) and D1 (non-residential institutions), together with public open space, landscaping, highways, sustainable drainage systems and ancillary infrastructure works, including a new primary sub-station. New vehicular accesses are proposed from New Sandy Lane, Roman Road and Port Road. The site relates to 83 hectares of land comprising the majority of the site allocated under Policy N4.
- 2.3 Application B, relates to an outline application on a 30 hectare site within the overall 83 hectare site, and is submitted as an initial phase of development reflecting the proposed Masterplan for the larger site. The application seeks outline approval, with all matters reserved except for access, for the erection of 600 dwellings, a 3-form entry primary school, a mixed use local centre (Use Classes A1-A5 and D1), together with associated public open space, landscaping, highways, sustainable drainage systems and all ancillary infrastructure works, including a new primary sub-station. Vehicular access is proposed from New Sandy Lane and Port Road.
- 2.4 The application is supported by an Environmental Statement, a Transport Assessment and Design and Access Statement.
- 2.5 The applications relate solely to land under the applicant's ownership, Bloor Homes. The remainder of the land under the policy allocation is under separate ownership and expected to come forward as separate applications. The submitted Masterplan shows an indicative layout for the whole of the Policy N4 allocation site.

### **3. SITE DESCRIPTION**

- 3.1 The site lies to the north west of Northampton, west of New Duston and to the north of Harpole. The application site is approximately 83 hectares in total, with Phase 1 comprising approximately 30 hectares within the larger site. The overall site comprises of predominantly agricultural fields, with a small area of woodland towards the south, and includes the buildings of Heath Farm and Fleetlands Farm. The larger site is bordered by New Sandy Lane along the majority of its eastern boundary, beyond which is the residential area of New Duston. Roman Road defines the southern boundary of the site, Port Road extends across the northern section of the site, with woodland beyond the northern boundary, and agricultural land to the west.
- 3.2 Dallington Brook flows in an easterly direction across the centre of the site extending from west to east. The site generally falls towards Dallington Brook with levels rising towards the southern boundary adjacent to Roman Road and, to the north of the brook, levels rise towards the north western boundary. A public footpath borders the northern and part of the western boundary of the site.
- 3.3 To the immediate south of the site beyond Roman Road, is the Northampton Norwood Farm/Upton Lodge SUE site, allocated under Policy N9A of the JCS. An application for Norwood Farm is currently under consideration by South Northamptonshire Council, the proposals for which include Phase 2 of the Sandy Lane Relief Road which would link to the application site, and also incorporates development within part of the land allocated for development under the

Northampton West SUE allocation. An application for Upton Lodge is currently under consideration by Northampton Borough Council (NBC).

- 3.4 To the north west of the site beyond Harlestone Road is the Northampton Kings Heath SUE, allocated under Policy N7 of the JCS, part of which has been developed within the Daventry boundary, the remainder of which is the subject of a current outline application under consideration by NBC.

#### **4. PLANNING HISTORY**

4.1 No relevant planning history.

4.2 Screening Opinions were issued by Daventry District Council and South Northamptonshire Council in May 2016, confirming the requirement for an Environmental Statement, followed by the issue of a Scoping Opinion by both Authorities in June 2016.

4.3 Permission was granted by DDC in October 2017, for the construction of 52 dwellings including public open space, balancing pond and associated infrastructure for part of the Northampton West site, adjacent to Whites Lane and Harlestone Road.

#### **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 17 in part seeks to secure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 34 requires that developments that are likely to generate significant movement are located where the need to travel is minimised and sustainable transport modes can be maximised.

Paragraph 35 requires that developments are designed to create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.

Paragraph 49 advises that housing applications should be considered in the context of a presumption in favour of sustainable development. Where a five year supply of deliverable sites cannot be demonstrated the relevant housing supplies policies should not be considered up-to-date.

Paragraph 50 seeks to deliver a wide choice of high quality homes with local planning authorities identifying the size, type, tenure and range of housing required to reflect local demand.

Paragraph 56 promotes the importance of good design in sustainable development.

Paragraph 103 seeks to ensure that development does not increase flood risk elsewhere and at paragraph 100 that inappropriate development is avoided in areas at risk of flooding.

Paragraph 117 requires that biodiversity is conserved or enhanced when considering development proposals.

### 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 S4: Northampton Related Development Area - advises that provision will be made for about 28,470 net additional dwellings with the Northampton Related Development Area in the period 2011-2029.

Policy S5: Sustainable Urban Extensions – seeks to focus development outside the urban areas on areas allocated for sustainable urban extensions.

Policy S9: Distribution of Retail Development – seeks to accommodate retail floorspace firstly within appropriate town centres.

Policy S10: Sustainable Development Principles - seeks to ensure development achieves the highest standards of sustainable design; protects, conserves and enhances the natural and built environment and heritage assets and their settings; promotes the creation of green infrastructure networks and enhancement of biodiversity; and minimises pollution from noise, air and run off.

Policy S11: Low Carbon and Renewable Energy – Sustainable urban extensions should contribute to reductions in carbon emissions and adapt to effects of climate change through sustainable development principles.

Policy C2: New Developments - aims for new development to achieve modal shift targets by maximising travel choice from non-car modes and mitigate impacts on the highway network.

Policy RC2: Community Needs - requires new development to make provision for community facilities and public open space.

Policy H1: Housing Density and Mix and Type of Dwelling - requires that new housing development provides for a mix of house types, sizes and tenures to cater for different accommodation needs having regard to the location and setting of the site; existing character and density; proximity to public transport routes; living conditions for future residents; and impact on amenity of neighbouring properties.

Policy H2: Affordable Housing - should be provided at 35% as an integral part of the development.

Policy BN2: Biodiversity - seeks to ensure that development enhances or maintains existing designations and assets or delivers a net gain in biodiversity.

Policy BN5: The Historic Environment and Landscape – designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced.

BN7 Flood Risk: requires that all new development will demonstrate that there is no risk of flooding to existing properties and proposed development is safe and shall seek to improve existing flood risk management.

Policy BN9: Planning for Pollution Control - development which is likely to cause or result in exposure to pollution or risks to safety will need to demonstrate provision of opportunities to minimise and reduce pollution issues.

Policy INF1: Approach to infrastructure Delivery - requires that new development is supported by and provides good access to infrastructure including physical, green and social elements and integrates with adjoining communities.

Policy N4: Northampton West SUE allocates land for the provision of in the region of 2,550 dwellings, a primary school, a local centre to include local retail facilities of an appropriate scale, healthcare services and community facilities, necessary highway works including a financial contribution to the North West Bypass and the Kingsthorpe Corridor (A508); an integrated and sustainable transport network; structural greenspace and wildlife corridors, archaeological and ecological assessment and mitigation; sport and recreation provision; and flood risk management.

Policy N10: Convenience shopping needs outside Northampton Town Centre – provision will be made for local convenience shopping of an appropriate scale at new local centres within the Sustainable Urban Extensions.

#### 5.4 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document

Biodiversity Supplementary Planning Document for Northamptonshire

#### 5.5 **Material Consideration**

Northampton Green Infrastructure Plan (May 2016)

### 6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 Not applicable as NBC is a consultee.

### 7. **APPRAISAL**

#### **Principle of Development**

7.1 The site is allocated under Policy N4 of the JCS for development as a Sustainable Urban Extension as part of the Northampton Related Development Area and, therefore, the principle of the development of the site may be seen as broadly acceptable.

7.2 The submitted illustrative Masterplan for the larger site indicates provision, alongside the residential development, for a primary school, local centre, areas of green and recreational space, sustainable urban drainage and highway infrastructure. The mix is considered appropriate to achieve a sustainable development providing services and facilities for future residents.

7.3 The development of the site would make a significant contribution to the housing requirements identified within the JCS as part of the Northampton Related Development Area, and the principle of development as proposed is therefore considered acceptable.

## **Landscape and Visual Impact**

- 7.4 The site currently comprises agricultural land to the north west of Northampton and is visually prominent within the surrounding area. It is therefore inevitable that the development of both Site A and Site B will have a visual impact on the character of the area.
- 7.5 The application is supported by a Landscape and Visual Impact Assessment. The submitted illustrative Masterplan and Design and Access Statement indicate that the majority of the Dallington Brook Corridor will be retained and enhanced as a green corridor. Perimeter hedgerows and trees and a number of internal hedgerows will be retained. The proposed sports pitches and open space have been located on areas of high ground to the west of the site, with existing boundary hedges to be retained and enhanced, which would assist in softening the relationship of the development with the agricultural land to the west. The submitted plan also indicates a green corridor along New Sandy Lane to assist in screening views of the development from the existing edge of Duston, and an area of woodland planting is proposed along the eastern boundary of the proposed local centre.
- 7.6 The site has been allocated for development as part of the JCS. The development as proposed would continue the extent of built development to the west of the Northampton boundary whilst providing a significant green buffer to the west. Detailed design and landscaping would be considered at reserved matters stage, the appropriateness of which would assist in assimilating the development into the surrounding landscape.

## **Design**

- 7.7 Policy H1 of the JCS seeks to achieve a minimum average density of 35 dwellings per hectare within sustainable urban extensions. The applications propose a mix of housing densities throughout the site ranging from 30 to 45 dwellings per hectare (dph), with lower densities proposed north of Port Road.
- 7.8 Building heights on the northern part of the site beyond Port Road are proposed up to 2.5 storeys high, and the remainder of the site predominantly 2 to 2.5 storeys but allowing for 3-storeys in some key locations. The commercial elements of the scheme, the primary school and local centre would be a maximum height of 2-storeys.
- 7.9 The Design and Access Statement indicates a potential mix of detached, semi-detached and terraced units and flats, ranging from 1 to 5-bedroom properties, with a proportion of all new housing to be affordable, the type and tenure of which is to be determined.
- 7.10 The site is separated from existing residential development to the west by New Sandy Lane. Pedestrian links are proposed to the surrounding area via a signalised crossing to the south of the proposed new access on New Sandy Lane, and a further pedestrian crossing proposed on Port Road, west of the existing bridge. Existing public rights of way are proposed to be retained and incorporated into the site. The development as proposed appears to indicate an appropriate level of connectivity to the surrounding area
- 7.11 Precise details of scale, layout, appearance and landscaping would be matters for consideration at reserved matters stage.

## **Local Centre**

- 7.12 A mixed use local centre is proposed under both applications, on an area of land 1.71 ha in size, located centrally within the site adjacent to the proposed vehicular access and new pedestrian crossing on New Sandy Lane, and is intended to be easily accessible for both new residents and existing residents in the surrounding area. The submitted details advise that the local centre is

anticipated to comprise a convenience store (approximately 500 sq. m), a public house/restaurant (approximately 1,000 sq. m) and local community facilities.

- 7.13 Delivery of the local centre is intended to form part of Phase 1 of the development and would therefore assist in the sustainability of the new development coming forward. The local centre is relatively central to the application site and would be reasonably well related to existing residential development in Northampton Borough to the east. The location is considered acceptable, subject to the scale of retail development proposed being appropriate to meet the needs of the development, such that it would not lead to any adverse impact on the vitality and viability of the town centre.

### **Education**

- 7.14 An area of land located centrally within the site is proposed for a primary school, with provision made for 3.11 hectares of land, to provide a 3-form entry primary school and associated playing fields, adjacent to the proposed vehicular access from New Sandy Lane. It is intended that the primary school land is made available as part of Phase 1.
- 7.15 Secondary Education forms part of the CIL Regulation 123 List for both Daventry and South Northamptonshire Council. The County Education Authority has been consulted by both authorities.

### **Open Space and Recreation**

- 7.16 Site A proposes the provision of 27.35 hectares of open space, and Site B, 12.6 hectares. The open space on Site A would comprise of the retention of an area of ridge and furrow in the north western corner of the site, the provision of 6 sports pitches, a green corridor along Dallington Brook, along the main spine road through the site, and adjacent to New Sandy Lane, and areas of amenity space throughout the site. Within Site B, the open space would comprise of part of the green corridor along Dallington Brook, part of the spine road and New Sandy Lane, and areas of amenity green space.
- 7.17 As the application site forms part of the Northampton Related Development Area, open space requirements should accord with Northampton Borough Council open space requirements as set out in the Council's 'Planning Obligations Strategy' Supplementary Planning Document (February 2013). The open space requirement based on Northampton Borough Council standards would be 25.59 hectares for Site A, and 8.77 hectares for Site B and, on this basis, the overall provision of open space is considered appropriate. However, the submitted details do not provide any definition of the proposed typologies of open space provision or the area of land proposed for each typology, such as children's play space or allotments. It is therefore considered that these elements should be clarified so that specific open space provision can be appropriately assessed against existing provision and requirements to enable the development to deliver the most appropriate type and location of open space for the development and the surrounding area in the interests of sustainable development.
- 7.18 Northampton Borough Council are in the process of reviewing the 'Northampton Open Space, Sport and Recreation Study' as part of the Local Plan, Part 2, and therefore, the provision and type of open space throughout the development should form continued discussion with NBC.

### **Highways**

- 7.19 The application is accompanied by a Transport Assessment and a Framework Travel Plan, which seeks to encourage the use of sustainable transport modes.

- 7.20 The application proposes three new primary points of access to the north, south and east of the site, with an indicative secondary access proposed to serve the development to the north of Port Road. The primary accesses at New Sandy Lane and at Port Road are proposed for delivery as part of Phase 1 (Site B). The applications propose a reduction in speed limits along New Sandy Lane from Roman Road to Harlestone Road to 40mph, and to 30mph proposed on Roman Road and Port Road along the site frontage.
- 7.21 The New Sandy Lane access will comprise a roundabout with an uncontrolled pedestrian crossing to the site, and a new 3m wide shared footway/cycleway from the site access on New Sandy Lane to a proposed signalised crossing to the south of the access roundabout.
- 7.22 The proposed access on Roman Road will comprise a roundabout with an uncontrolled pedestrian crossing to the site access, and a 3m wide footway/ cycleway east of the junction along the northern side of Roman Road between the site access and Sandy Lane. Roman Road is proposed to be widened to 6m along the site frontage.
- 7.23 The Port Road access will comprise a roundabout with uncontrolled pedestrian crossings across all arms of the junction to connect to the north and south of the development. A 2m wide footway is proposed on both sides of Port Road along the frontage, with the footway on the southern side of Port Road ending prior to the existing bridge across New Sandy Lane. A pedestrian crossing will be provided west of the bridge to enable pedestrians on the southern side to cross and continue eastwards using the existing footway.
- 7.24 It is envisaged that a shared footway/cycleway will be provided throughout the development along primary routes. The existing bridleway along the western boundary of the site will be retained and incorporated into the site layout. The submitted plans also show two indicative pedestrian and cycle crossing points across Dallington Brook and pedestrian crossing across New Sandy Lane and Port Road.
- 7.25 The Transport Assessment indicates that discussions have been held with Stagecoach to establish the delivery of public transport links from the site to Northampton Town Centre and Northampton Rail Station, and the potential for extending existing surrounding bus services into the site and for linking with new bus services which may come forward as part of the other SUEs along the western boundary of Northampton. The provision of public transport will be a matter for further discussion with the Highway Authority, and is envisaged to evolve as the Masterplan is developed and through subsequent reserved matters application.
- 7.26 The development as proposed would link to Sandy Lane Relief Road Phase 2, linking the A4500 Weedon Road and Berrywood Road. This remaining section of the Sandy Lane Relief Road (SLRR) is proposed to be provided by the Norwood Farm site to the south, an application for which is currently under consideration by SNC. In addition, as part of the mitigation measures in relation to highway impacts, Policy N4 of the JCS requires the development to make a financial contribution towards the North West Bypass (now referred to as the North West Relief Road) and the Kingsthorpe corridor (A508). Highways England are also seeking contributions towards the Northampton Growth Management Scheme. It is understood that these financial contributions would be sought as S106 contributions by the relevant planning authorities, where not covered by CIL.
- 7.27 The submitted Transport Assessment concludes that 430 dwellings can be accommodated prior to the completion of the Sandy Lane Relief and/or the North West Relief. The Highway Authority has been consulted on both applications and, at the time of writing this report, further information has been requested from the applicants.
- 7.28 The details of parking provision would be a matter for consideration at reserved matters stage.



## **Ecology**

- 7.29 The application is supported by an Ecological Impact Assessment and a Green Infrastructure Parameter Plan.
- 7.30 Two proposed wildlife sites are located immediately adjacent to the site, the Sandy Lane Verge, a grassland road verge located immediately adjacent to the north eastern boundary, and the Round Oak Plantation, a coniferous woodland located immediately adjacent to the northern site boundary.
- 7.31 The report identifies the presence of badgers, bats, birds and a low population of grass snake on site, but concludes that Great Crested Newts are considered to be absent from the site. The ecology report recommends a precautionary approach to site clearance to ensure impact on any species on site is appropriately managed. Any works affecting bat roosts on site would require a license from Natural England.
- 7.32 The proposal seeks to retain all 'important' hedgerows throughout the site as part of the development, and would provide areas of natural and semi-natural green space, with green corridors along Dallington Brook, the main spine road. The proposal appears to make provision for appropriate green links along the New Sandy Lane corridor extending towards the Northampton Kings Heath SUE to the north of the site beyond Harlestone Road.
- 7.33 The Northampton Green Infrastructure Plan (May 2016) (NGIP) promotes the delivery of multi-functional green space to enable the delivery of environmental and quality of life benefits for local communities. The Masterplan as proposed appears to set out the green infrastructure in accordance with proposed structural greenspace indicated in the NGIP. The proposal should ensure that due regard is paid to the requirements of the NGIP and that an appropriate Biodiversity Management Plan is secured to outline how these spaces will be managed to ensure the conservation and enhancement of habitats.
- 7.34 Natural England has been consulted on the development proposals and will respond directly to the relevant planning authorities.

## **Historic Environment**

- 7.35 The application is supported by a Heritage Desk-Based Assessment which includes an assessment of heritage assets within and surrounding the site.
- 7.36 The illustrative Masterplan shows preservation of an area of ridge and furrow within the northern part of the site as open space. The County Archaeologist has been consulted directly and in response advises that, subject to conditions for a programme of archaeological work, the archaeology on site does not present an overriding constraint to development of the site.
- 7.37 There are no conservation areas or listed buildings in Northampton Borough within the immediate vicinity of the application site that would be affected by the proposed development and as such, there is no objection to the development proposal in this regard.

## **Flood Risk and Surface Water Drainage**

- 7.38 The application is supported by a Flood Risk Assessment and Surface Water Management Strategy. The report identifies that the majority of the site lies within Flood Zone 1 (less than 1 in a 1000 annual probability of river flooding) with the area around Dallington Brook situated within Flood Zone 3 (having 1 in 100 or greater annual probability of river flooding).

- 7.39 The submitted details advise the proposed surface water strategy seeks to restrict surface water runoff rates to the existing greenfield runoff rates, with surface water managed up to the 1 in 200 year plus climate change event. This would be in accordance with the requirements of Policy BN7 of the JCS. The report advises that the site provides limited opportunity for infiltration and, therefore, envisages that a significant volume of storage would be provided in attenuation ponds within the site, although the location and form of surface water storage to be provided is proposed to be confirmed at the detailed planning application stage.
- 7.40 The Environment Agency and Lead Local Flood Authority have been consulted directly and will respond to the relevant planning authorities. Subject to there being no objection from the relevant statutory consultees, and securing appropriate mitigation measures for the provision of an appropriate surface water drainage strategy and maintenance of appropriate surface water drainage management, there is no objection in this regard.

### **Other Matters**

- 7.41 Technical reports in relation to flood risk and drainage, contamination, air quality and noise, ecology have been submitted as part of the Environmental Statement. The relevant statutory bodies and internal consultees have been consulted by both SNC and DDC, the response of whom will be considered by relevant Local Planning Authorities.

### **Affordable Housing, S106 and Community Infrastructure Levy (CIL)**

- 7.42 Policy H2 of the JCS requires the provision of 35% affordable housing throughout both sites, the requirement for which would form part of the Section 106 Agreement. The location, type and tenure of the affordable housing is yet to be agreed.
- 7.43 The development of the site will be CIL liable and subject to the requirements of both SNC's and DDC's Regulation 123 lists which include the following:

**SNC** – Sustainable Transport Measures identified in the Infrastructure Delivery Plan; A43 junction in South Northamptonshire; education (excluding primary schools), strategic leisure, fire and rescue, and cemeteries.

**DDC** – education (excluding primary schools); walking and cycling routes; public transport; A45 Daventry Development Link; canal and waterway network improvements; indoor and outdoor sports; cemeteries; public realm; green infrastructure; strategic waste infrastructure; town centre parking; and fire and rescue service buildings and equipment.

- 7.44 In addition, where requirements are not covered by CIL, a number of Section 106 developer contributions would be required including the provision of primary education, healthcare, highway infrastructure, maintenance of public open space, and SUDS maintenance and management. No further details have been submitted in respect of the developer contributions and it is recommended that, particularly in relation to the provision of affordable housing, both SNC and DDC engage with the Borough Council in S106 negotiations in this regard.

## **8. CONCLUSION**

- 8.1 The applications proposed relate to a site allocated for development under Policy N4 of the JCS which actively encourages the development of the site as a Sustainable Urban Extension. The submitted illustrative Masterplan provides an appropriate indication of how the proposed layouts for each application would relate to the development of the overall SUE site. The development of the site would make a significant contribution towards the housing requirements identified within the JCS. The application therefore accords in principle with the requirements of this policy subject to ensuring appropriate provision of the facilities, infrastructure and mitigation required by

the specific aspects of the policy. Therefore, subject to the considerations outlined in Paragraph 8.2 below, it is considered that there is no overall objection to the development as proposed.

- 8.2 It is acknowledged that the delivery of the site is subject to a requirement for financial contributions towards the delivery of the North West Relief Road which, along with other SUEs to the west and north west of Northampton, would make a significant contribution towards the delivery of this major road infrastructure. It is also acknowledged that the delivery of the Sandy Lane Relief Road is the subject of an application on land outside of the applicant's control. Notwithstanding this, the Council would request that the relevant Local Planning Authorities along with the County Highway Authority, ensure that sufficient provision is made to mitigate the impacts of the development on the existing highway network as is deemed appropriate and as early as feasible as part of the delivery of the development.
- 8.2 Appropriate provision is secured for sustainable transport measures throughout the site and to provide links to the surrounding area, including the provision of appropriate public transport provision, cycle and footpath links.
- 8.3 The level of affordable housing to be secured by this development has a significant and direct impact on this Authority. As such the appropriate officers of this Authority should be involved in the negotiation of any Section 106 agreement in relation to these matters and in relation to the mix and type of dwellings proposed under any reserved matters application.
- 8.4 The primary school and local centre should be delivered in the first phase of the development as proposed to ensure the delivery of a sustainable development.
- 8.5 A condition requiring the submission of a Construction Environment Management Plan (CEMP), including vehicle routing.
- 8.6 Appropriate consideration is given to contamination and air quality impacts arising from the proposed development and necessary mitigation measures be included.
- 8.7 Appropriate provision and contributions are made for education and healthcare requirements to meet the needs of the proposed development.
- 8.8 The application site forms part of the Northampton Related Development Area. As such open space provision should be based on the standards required by Northampton Borough Council as defined in the Council's 'Planning Obligations Strategy' Supplementary Planning Document (February 2013). Furthermore, the Council are currently undertaking a review of the Northampton Open Space, Sport and Recreation Study' as part of the Local Plan, Part 2 and therefore, the provision and type of open space throughout the development should form continued discussion with NBC.

In addition, further clarification should be sought on the proposed quantum of space for each open space typology so that specific open space provision can be appropriately assessed against existing provision and requirements, to enable the development to deliver the most appropriate type of open space for the development and the surrounding area in the interests of sustainable development.

- 8.9 Appropriate consideration and mitigation of flood risk and drainage matters to meet the requirements of the Environment Agency and the Lead Local Flood Authority.
- 8.10 Appropriate consideration is given to 'Green Initiatives' as part of the development proposals in accordance with the requirements of Policies S10 & S11 of the West Northamptonshire Joint Core Strategy.

- 8.11 The provision of Green Infrastructure is delivered in accordance with the recommendations of the Northampton Green Infrastructure Plan (May 2016) to ensure appropriate links to the surrounding area and adjoining SUE sites and is secured to outline how these spaces will be managed to ensure the conservation and enhancement of habitats.

**9. BACKGROUND PAPERS**

- 9.1 N/2017/1221, N/2017/1222, N/2017/1248 and N/2017/1249

**10. LEGAL IMPLICATIONS**

- 10.1 None in relation to Northampton Borough Council. The development is CIL liable.

**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.



KEY  
— Site boundary

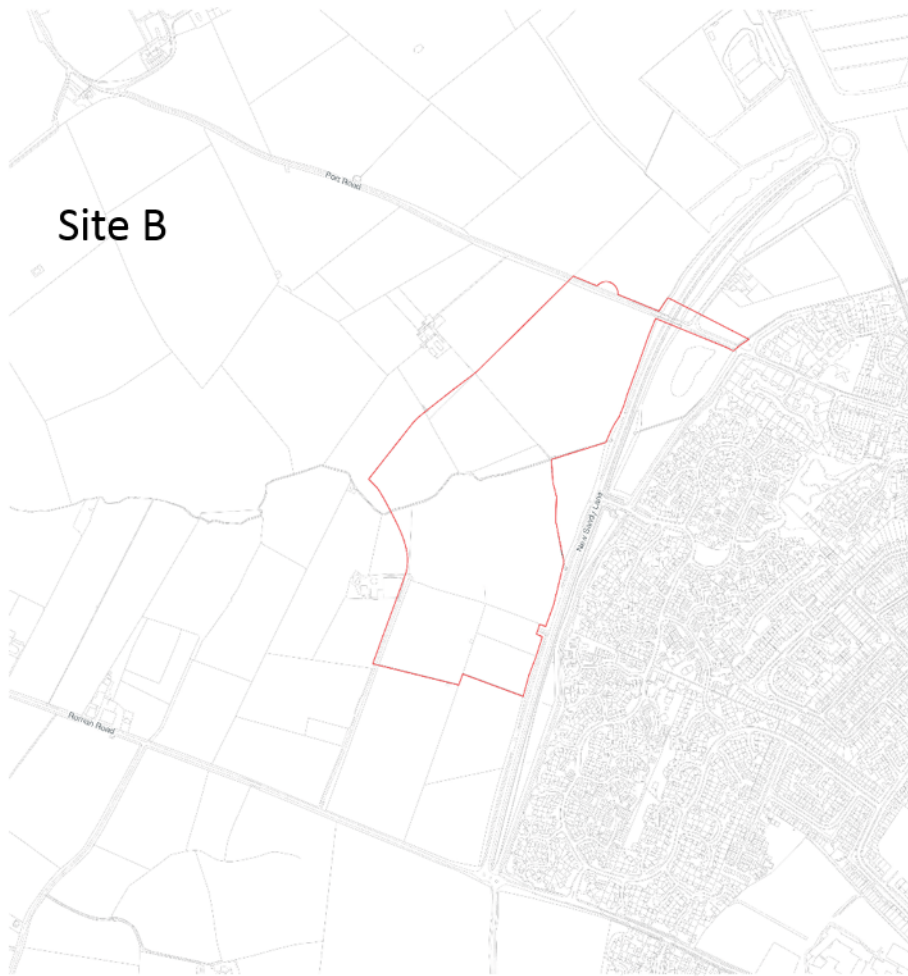
### Northampton West Site A

Drawn by: LAB  
Checked by: LAB  
Scale: 1:5000  
Date: 29 June 2017



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Site B

KEY  
Site boundary (Phase 1)

**Northampton West**  
Site B

Drawn by: LUCY  
Checked by: JIM  
Scale: 1:5000  
Date: 12/11/2017



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